



Sandbank Road, Lowestoft

£280,000

- NO CHAIN
- CONSERVATORY
- GAS CENTRAL HEATING
- CUL-DE-SAC
- NEW BATHROOM
- LAID TO LAWN GARDENS
- 2 / 3 BEDROOMS
- uPVC DOUBLE GLAZING
- DRIVEWAYS & GARAGE

Set on a DESIRABLE cul-de-sac in South Lowestoft, this WELL-PRESENTED DETACHED home is NOT TO BE MISSED. Just a short distance from a range of amenities & READY TO MOVE INTO...

HALLWAY

Side door into the home with access to the lounge, reception / bedroom 3, bathroom and stairs up to the first floor. Laminate flooring, radiator and power points.

RECEPTION / BEDROOM 3

2.65m x 2.55m (8'8" x 8'4")

Versatile room has laminate flooring, uPVC double glazed window, radiator and power points.

LOUNGE

4.45m x 3.92m (14'7" x 12'10")

Lovely size lounge overlooks the front of the home; laminate flooring, uPVC double glazed window, radiator, TV, power points and gas fire with surround.

KITCHEN

4.54m x 2.10m (14'10" x 6'10")

Wall and base units with breakfast bar, worktop, inset sink / drainer, extractor fan and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed windows, radiator and power points; part glazed door into the...

CONSERVATORY

4.47m x 2.39m (14'7" x 7'10")

Top to toe uPVC double glazed windows with polycarbonate roof; laminate flooring, power points and door out to the rear garden.

BATHROOM

Stylishly practical; white suite comprises a vanity unit with inset basin, WC and bath with mains shower and screen. Laminate flooring, opaque uPVC double glazed window, heated towel rail and extractor.

FIRST FLOOR - LANDING

Carpet stairs up to the first floor and doors to both bedrooms.

BEDROOM 1

2.65m x 2.55m (8'8" x 8'4")

Good size double bedroom overlooks the rear garden and benefits from built-in wardrobes that span the width of the room; fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 2

3.68m x 2.58m (12'0" x 8'5")

Another double bedroom; fitted carpet, uPVC double glazed window, radiator, power points and eaves storage.

OUTSIDE

Laid to lawn front and rear gardens with inset shrubs and 2 driveways provide off road parking / hardstanding for several cars. Single brick GARAGE with up and over door, light, power points and personnel door to the rear garden with raised decking, lighting, water tap and pedestrian access to the driveway.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

ENERGY PERFORMANCE - RATING D