



Regan Close, Lowestoft, NR32 4WY

£240,000

- CUL-DE-SAC
- ONE OWNER FROM NEW
- uPVC DG & GCH
- WELL-PRESENTED
- CLOAKROOM / WC
- LAID TO LAWN GARDEN
- 3 BEDROOMS
- BATHROOM & ENSUITE
- PARKING & GARAGE

NESTLED in a CUL-DE-SAC on the ever popular Park Hill development, this well maintained HOME has been enjoyed by one owner from NEW...

Excellent location, accessible to all amenities whether business or pleasure this property is ONE TO VIEW...

HALLWAY

Laminate flooring, radiator and power points; stairs up to the first floor and door to the lounge and the...

CLOAKROOM / WC

Suite comprises a wash basin and WC; laminate flooring, opaque uPVC double glazed window and radiator.

LOUNGE

4.30m x 3.80m max (14'1" x 12'5" max)
Overlooking the cul-de-sac; fitted carpet, uPVC double glazed window, radiator, TV and power points.

KITCHEN / DINER

4.76m x 3.00m (15'7" x 9'10")
Open-plan living; wall and base units with worktop; inset sink / drainer, oven with hob and extractor fan over; space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window and power points. Under stair storage and double doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor; airing cupboard houses the pressurised hot water unit and loft access in situ.

BEDROOM 1

3.80m x 2.95m (12'5" x 9'8")
Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in wardrobe.

ENSUITE

Modern suite comprises a vanity unit with inset sink, WC and corner cubicle with mains shower. Vinyl flooring, opaque uPVC double glazed window, radiator and power points.

BEDROOM 2

2.82m x 2.40m (9'3" x 7'10")
Overlooking the rear garden; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

BEDROOM 3

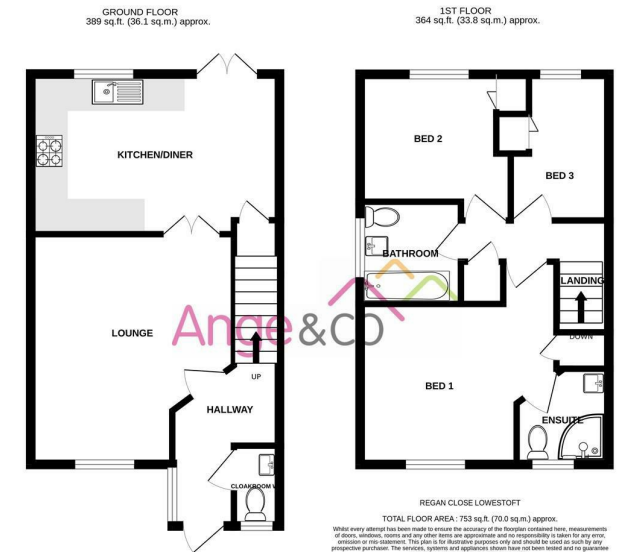
2.71m x 1.54m (8'10" x 5'0")
Fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

BATHROOM

Pedestal basin, WC and bath; vinyl flooring, opaque uPVC double glazed window, radiator and power points.

OUTSIDE

Low maintenance frontage with aggregate; pedestrian path to the front door and round to the laid to lawn West facing rear garden with raised decking. Outside lighting, water tap and access to the brick GARAGE with vehicular roller door, light, power points and pedestrian door to the rear garden; allocated parking in front.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

EPC C