



7 Dell Road, Lowestoft, Suffolk, NR33 9NS

A well-presented semi-detached family home blending traditional character with modern convenience, ideally situated close to local amenities, shops, schools, and excellent transport links. The accommodation includes two bedrooms, a separate study/nursery, a first-floor shower room, and a ground-floor cloakroom, while the welcoming interior features a bay-fronted sitting room with a multi-fuel burner, a well-equipped kitchen, and a bright dining room overlooking the garden. Outside, the property benefits from off-road parking and a beautifully maintained south-facing rear garden with patio seating areas, mature planting, and a high degree of privacy, making it an ideal space for relaxing and entertaining.

£1,150 Per Month

- Semi detached family home
- 2 separate bedrooms
- Additional first floor nursery/study/home office
- First floor shower room & ground floor cloakroom
- Modern gas combi boiler
- Well presented throughout with a traditional feel
- South facing rear garden
- Off road parking
- Close to local amenities, shops & schools
- Great transport links nearby

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	