



Beccles Road, Lowestoft - NR33 8QT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Beccles Road

Lowestoft

NO CHAIN. This SEMI-DETACHED CHARACTER HOME offers a beautifully UPDATED and MODERNISED INTERIOR, combining period charm with contemporary finishes across approximately 1383 Sq. ft (stms) of versatile accommodation. Upon entering, you are welcomed into a spacious entrance hall that flows effortlessly into the first TWO RECEPTION ROOMS, each filled with natural light and featuring tasteful décor. The front reception room is currently used as a FOURTH BEDROOM. The heart of the home is the impressive 20' OPEN PLAN KITCHEN/DINING ROOM, designed for modern lifestyles with ample space for cooking, dining, and gathering. The ground floor also benefits from a convenient W.C, UTILITY ROOM and open plan GARDEN ROOM. Upstairs, THREE GENEROUS BEDROOMS, a family bathroom, and SEPARATE SHOWER ROOM lead off the two landing areas. The property sits on a LONG and ESTABLISHED 0.11 ACRE PLOT (stms), ensuring a sense of privacy and space both inside and out, while AMPLE OFF ROAD PARKING at the front provides practicality for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Character Home with an Updated & Modernised Interior
- Approx. 1383 Sq. ft (stms) of Accommodation
- Long & Established 0.11 Acre Plot (stms)
- Ample Off Road Parking to Front
- Up to Three Reception Rooms
- 20' Open Plan Kitchen/Dining Room
- Up to Four Bedrooms
- Ground Floor W.C with a First Floor Bathroom & Separate Shower Room

The property is located on the edge of Oulton Broad with the town of Lowestoft adjacent. Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.



SETTING THE SCENE

Set back from the road and approached via a shingle driveway, off road parking is provided for several vehicles, with a side access leading to the front door and garden.

THE GRAND TOUR

Double doors lead to the porch entrance, hiding the entrance hall, with fitted carpet under foot and stairs rising to the first floor landing, concealing a useful storage cupboard below. The front reception room/bedroom offers a range of uses, with a feature fireplace and walk-in bay window. The main sitting room sits in the middle of the property, complete with fitted carpet, feature fireplace and side facing window. A door takes you to the open plan kitchen/dining room, with extensive storage and integrated cooking appliances, including an inset electric ceramic hob and built-in electric oven, with a stainless steel splash-back and extractor fan. Space is provided for an American style fridge freezer, with an integrated dishwasher. Wood effect flooring flows through the space, with room for a dining table. A door conceals a second set of stairs with storage below, whilst an opening takes you to the garden room. Providing a further seating area, a door leads to the garden, whilst a roof lantern above offers excellent natural light. Completing the ground floor, the utility room includes storage and space for laundry appliances, whilst the adjacent W.C includes a two piece suite with tiled splash-backs.

The first floor landing is carpeted and leads to the two larger double bedrooms, including the bay-fronted principal bedroom. A shower room leads off, with aqua-board splash-backs, twin head thermostatically controlled rainfall shower, heated towel rail and wood effect flooring. The second and third bedrooms inter-connect, with a dedicated rear landing allowing a private access. The family bathroom leads off the rear landing, with a white three piece suite including a thermostatically controlled shower and glazed shower screen, with wood effect flooring and a built-in storage cupboard.

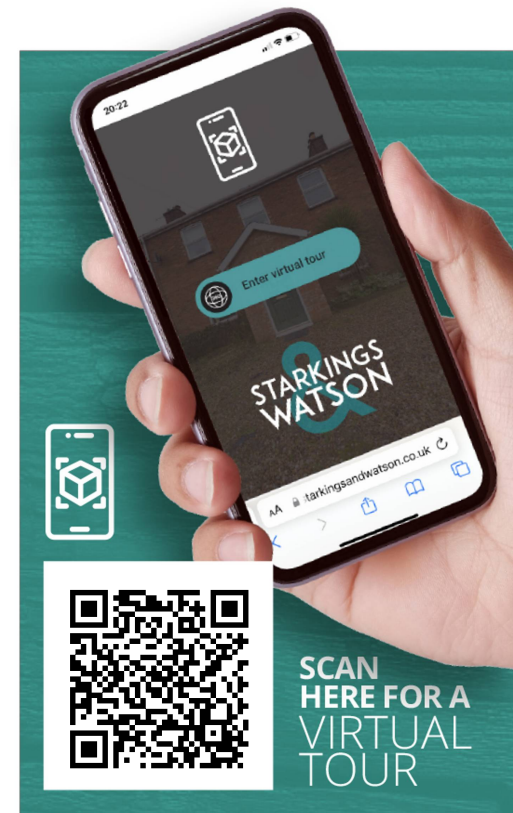
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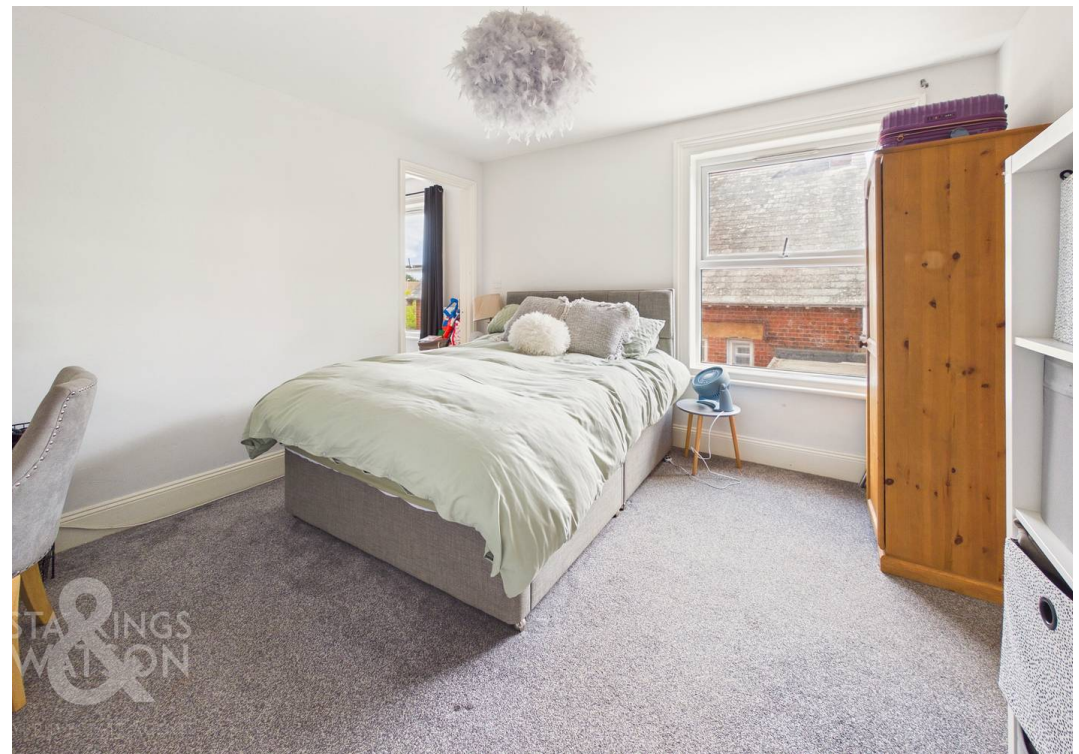
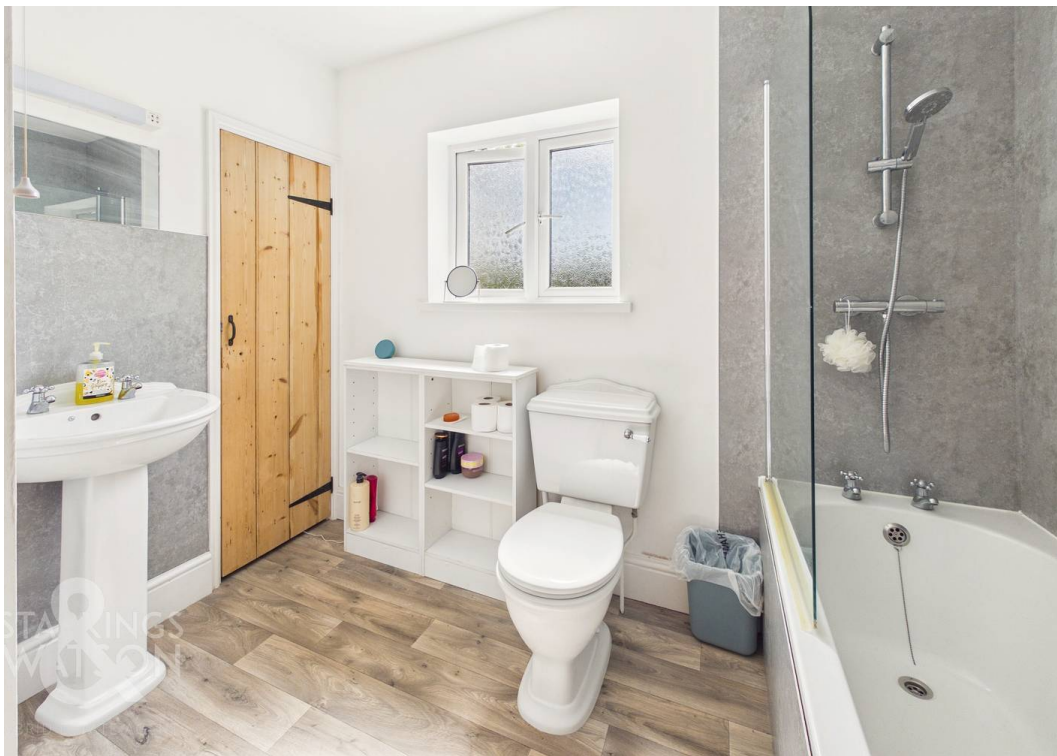
Postcode : NR33 8QT

What3Words : ///saucepan.exam.reckoned

VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.



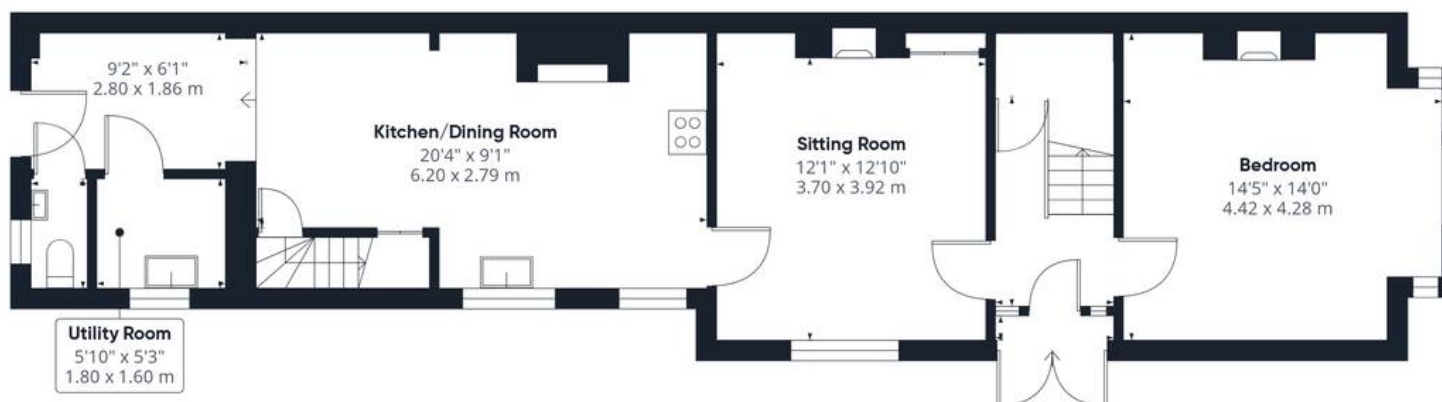




THE GREAT OUTDOORS

Enjoying a long lawned rear garden, this expansive space is enclosed with brick walling and timber panelled fencing, offering huge potential for a keen gardener. A patio seating area extends from the garden room, whilst a side access leads to the front door and driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1383 ft²

128.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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