



Tubby Walk, Lowestoft - NR32 4GY

**STARKINGS
& WATSON**

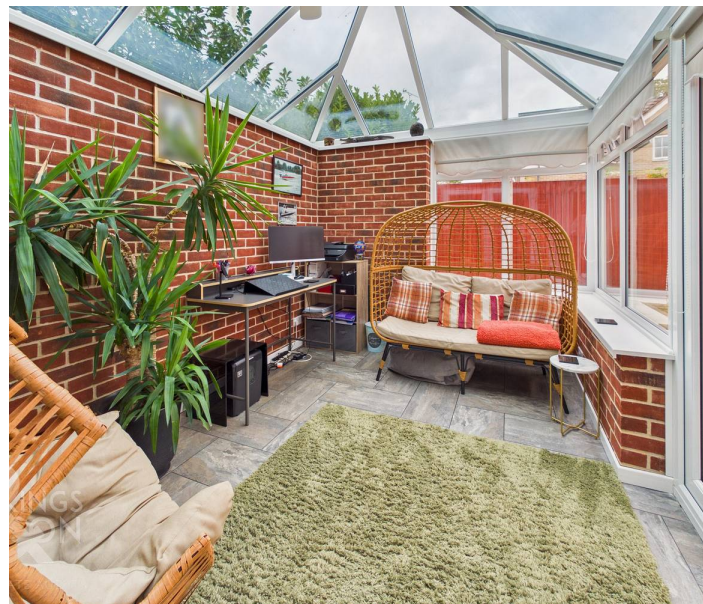
HYBRID ESTATE AGENTS



Tubby Walk

Lowestoft

RARELY AVAILABLE and set within a QUIET CUL-DE-SAC, this DETACHED FAMILY HOME offers over 1600 SQ. FT (stms) of accommodation presented in IMMACULATE CONDITION with ATTRACTIVE DÉCOR THROUGHOUT, this home is ready to move straight into. Step through the welcoming HALLWAY ENTRANCE, which opens effortlessly to all the accommodation. The 18' SITTING ROOM is flooded with natural light and connects seamlessly to the DINING ROOM, perfect for entertaining or relaxed family meals. An EXTENDED GARDEN ROOM with FRENCH DOORS provides a versatile space for year-round enjoyment, while the FULLY FITTED KITCHEN boasts EXTENSIVE STORAGE and quality finishes, complemented by a SEPARATE UTILITY ROOM and a convenient GROUND FLOOR WC. Upstairs, discover FOUR BEDROOMS, including the MAIN BEDROOM SUITE complete with a DRESSING ROOM and a LUXURIOUS ENSUITE SHOWER. The remaining bedrooms are served by a THREE PIECE FAMILY BATHROOM including a shower over the bath, ensuring comfort and practicality for the whole family. To the rear, the PRIVATE and FULLY ENCLOSED GARDEN is perfect for entertaining or enjoying the summer months. Whilst to the front, DRIVEWAY PARKING and a SECURE INTEGRAL GARAGE provide ample space for vehicles and storage.

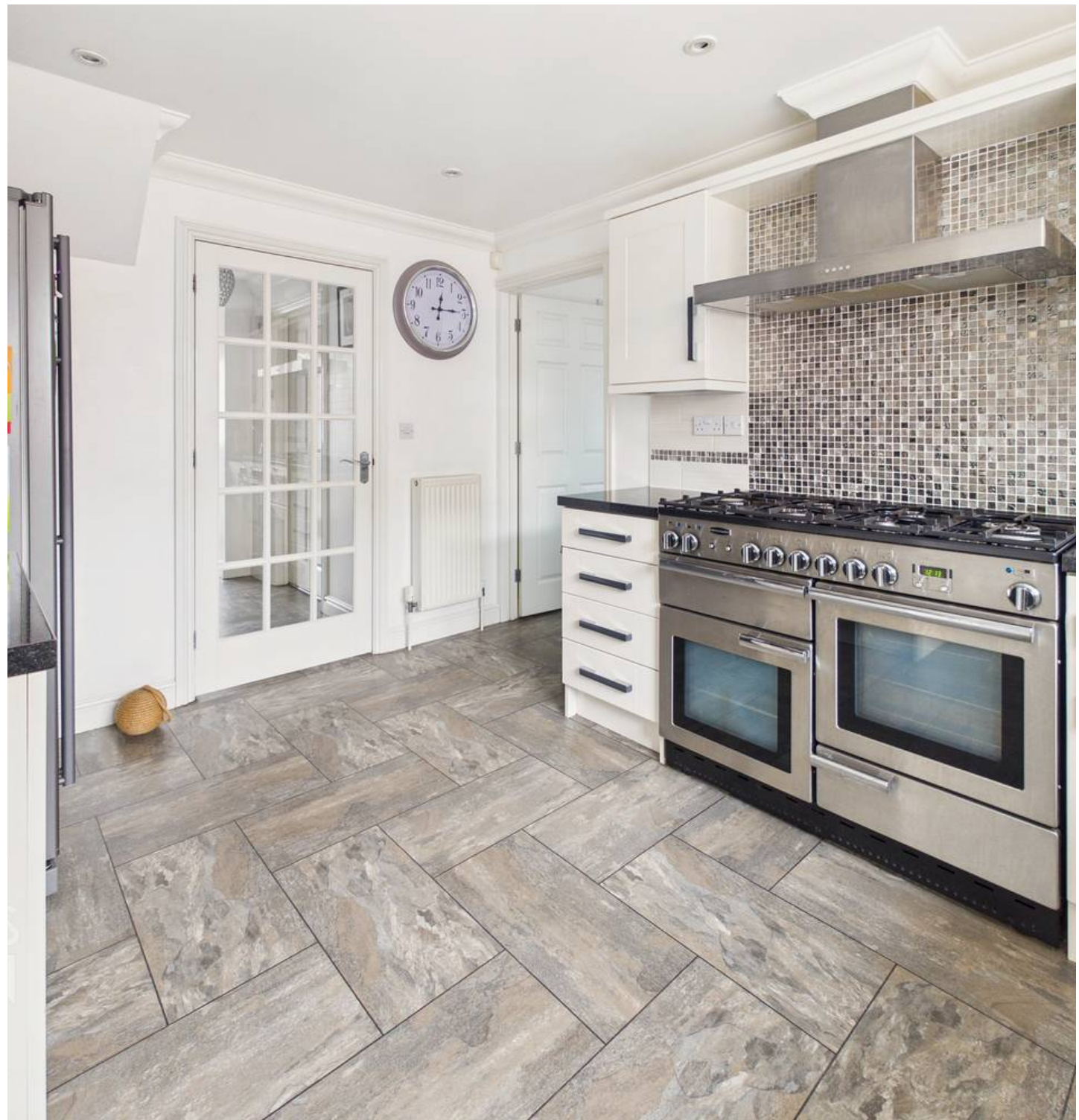


Council Tax band: E

Tenure: Freehold

- Detached Family Home Offering Over 1600 Sq. Ft (stms) Of Accommodation
- Rarely Available Quiet Cul-De-Sac Setting
- Presented In Immaculate Condition With Attractive Décor Throughout
- 18' Sitting Room, Adjacent Dining Room & Extended Garden Room With French Doors
- Fully Fitted Kitchen With Extensive Storage & Separate Utility Room
- Four Bedrooms Including Spacious Main Bedroom Suite With Dressing Room & Ensuite Shower
- Private & Fully Enclosed Garden To Rear
- Driveway Parking & Secure Integral Garage

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

The property is set back from the road and tucked away within a quiet cul-de-sac, offering a low-maintenance frontage laid predominantly to lawn and complemented by an attractive arrangement of potted plants and established shrubs. An adjacent paved driveway provides side-by-side parking for two vehicles and leads to the garage, accessed via an up-and-over door. To the side of the property, a wooden latch-and-brace gate provides access to the rear garden, while the main entrance is positioned to the front beneath an open porch.

THE GRAND TOUR

Stepping inside, the bright and welcoming entrance hallway is generously proportioned, with stairs rising to the first floor and useful storage tucked beneath, ideal for keeping coats and shoes neatly out of sight. Karndean Scottish slate style flooring runs throughout and continues towards the end of the hallway, where the fully fitted kitchen can be found. The kitchen comprises a range of wall and base units, with ample worktop space for food preparation and provision for a range-style cooker and freestanding fridge freezer. A separate door leads through to the utility room, which provides plumbing for both a washing machine and tumble dryer, together with further storage, a convenient two-piece WC and an integrated pantry cupboard. Facing the front of the property, the impressive 18' sitting room offers ample space for a variety of soft furnishing arrangements, with carpeted flooring and double internal doors creating a seamless flow into the adjoining dining room. The dining room comfortably accommodates a formal dining table and benefits from an abundance of natural light, with French doors opening directly into the garden room. This versatile garden room is currently utilised as a home office and additional reception space, offering excellent flexibility for a variety of uses. Further uPVC double-glazed French doors open directly onto the garden patio, creating a pleasant connection between the indoor and outdoor living spaces.

Ascending the stairs to the carpeted first-floor landing, loft access is provided overhead, while doors open to four well-proportioned double bedrooms. The main suite is a particular highlight, initially opening into a spacious dressing room with ample space for freestanding wardrobes, together with additional double integrated wardrobe storage. From here, a walkway leads through to the main bedroom, which is generously proportioned and benefits from front-facing uPVC double-glazed windows and further storage space.

Completing the main suite, the ensuite shower room comprises a three piece suite, including a glass-enclosed shower cubicle and a large wall-mounted heated towel rail. The second double bedroom benefits from a generous dual-aspect outlook, ensuring plenty of natural light, together with further integrated storage positioned to the corner. The third double bedroom comfortably accommodates a double bed and freestanding furniture, while also benefiting from further integrated wardrobe storage. The fourth and final double bedroom is currently arranged as a guest room and enjoys views over the rear garden. Completing the accommodation, the centrally positioned three piece family bathroom benefits from tiled flooring and floor-to-ceiling tiling for ease of maintenance. The suite comprises a spa bath with shower over and glass splashback, vanity storage beneath the wash basin and a further wall-mounted heated towel rail.

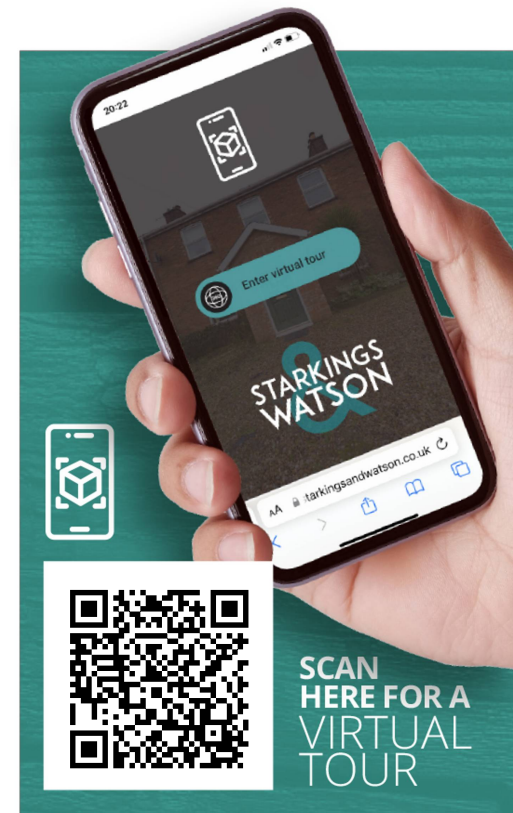
FIND US

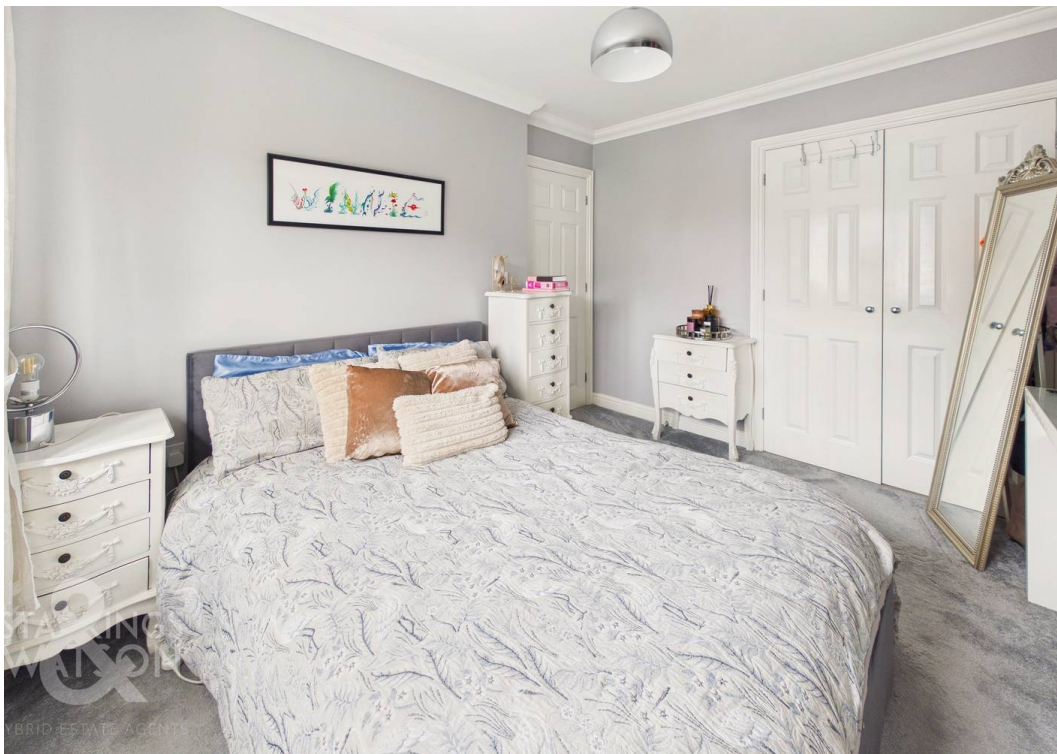
Postcode : NR32 4GY

What3Words : ///sides.sadly.farmer

VIRTUAL TOUR

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



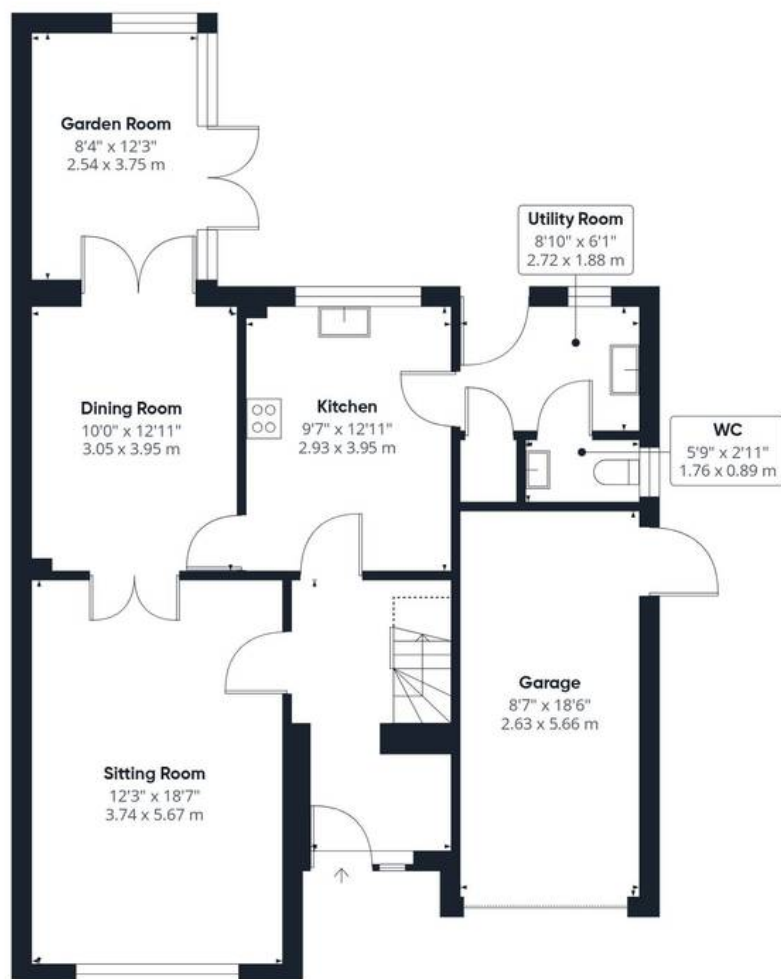




THE GREAT OUTDOORS

The garden can be access via the Garden room French doors or the utility room. Like the inside of the property, the vendors have taken care and consideration with the rear garden. A large patio sits outside the garden room allowing room for entertaining and enjoying the warmer months eating al fresco. The remaining garden is laid to lawn with a shingled border, just waiting for the owners to add extra colour with flower pots and planting, while being total secure with wood panel fencing and access at the side of the property taking you to the drive and garage with up and over door.





Floor 1

Approximate total area⁽¹⁾

1615 ft²

150 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.