



Speedwell Close, Lowestoft - NR33 7DU



## Speedwell Close

Lowestoft

NO CHAIN. Situated in a QUIET CLOSE this DETACHED HOUSE has been CONSIDERABLY EXTENDED to give approx. 1290 Sq. Ft of accommodation (stms) while also boasting a NEWLY FITTED MODERN BATHROOM and UPDATED GAS CENTRAL HEATING. The main living space is an impressive 34' OPEN PLAN sitting and dining room paired with an EXTENDED KITCHEN featuring INTEGRATED APPLIANCES. The first floor landing gives access to FOUR BEDROOMS as well as a recently modernised bathroom suite finished to a high standard while a separate WC sits on the ground floor. The rear garden is FULLY ENCLOSED with mature shrub borders giving both privacy and vibrancy while a tandem DRIVEWAY sits to the side of the home in front of an OVERSIZED GARAGE.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Chain
- Detached House In Tucked Away Close
- Approx. 1290 Sq. Ft Of Extended Accommodation (stms)
- 34' Open Plan Sitting & Dining Room
- Four Bedrooms
- Recently Updated Modern Four Piece Bathroom
- Private Rear Garden
- Driveway & Oversized Garage

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

The property is found at the end of this quiet close where a mature planted frontage gives privacy to the front of the home with off road parking coming to the left through a access leading towards the oversized garage at the rear of the property.



## THE GRAND TOUR

Stepping inside the first space to greet you is the central hallway which grants access to all living accommodation within the property and is laid with hard wearing wood effect flooring. Within this space, built in storage offers the potential for coats and shoes to be hung out of the way whilst a low level WC sits to the front of the home courtesy of a historic extension. Heading past the stairs for the first floor and a rear extension at the back of the property opens to reveal a generously sized kitchen with a multitude of wall and base mounted storage units set around a central island and workspace with integrated appliances to include dual eye level ovens and hob mounted in the worktops with further space for freestanding appliances. An access door at the rear of the property takes you through to the garden with a free flowing design hosting potential to be made more open plan by opening through into the dining room.

The main living space comes in the form of an impressively sized 34 ft open plan sitting and dining room again laid with the same hard wearing wood effect flooring. The space opens up to the left through an extended portion of the home where there is more than enough space for a formal dining suite in front of sliding doors backing onto the rear garden at the front of the property. A further extension has opened up the sitting room space to allow for potential choice of layout of soft furnishings with large uPVC double glazed window to the front of the home.

The central landing on the first floor grants access into all four of the bedrooms within the property as well as a greatly extended and much improved four piece modern bathroom suite complete with freestanding oval roll top bath, walk in shower unit and vanity storage. On this floor there are two well proportioned double bedrooms each coming towards the end of the hallway, one with a front facing and the other with a rear facing aspect, while two further single bedrooms again sit towards the rear of the home overlooking the garden.

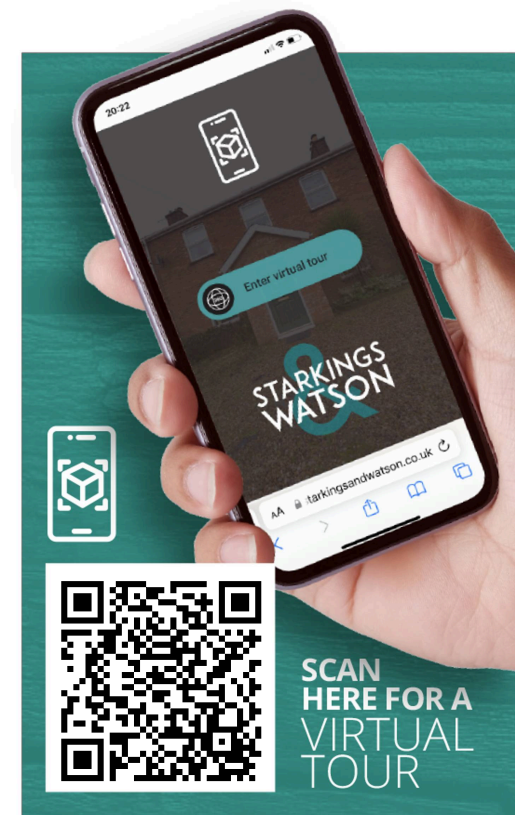
## FIND US

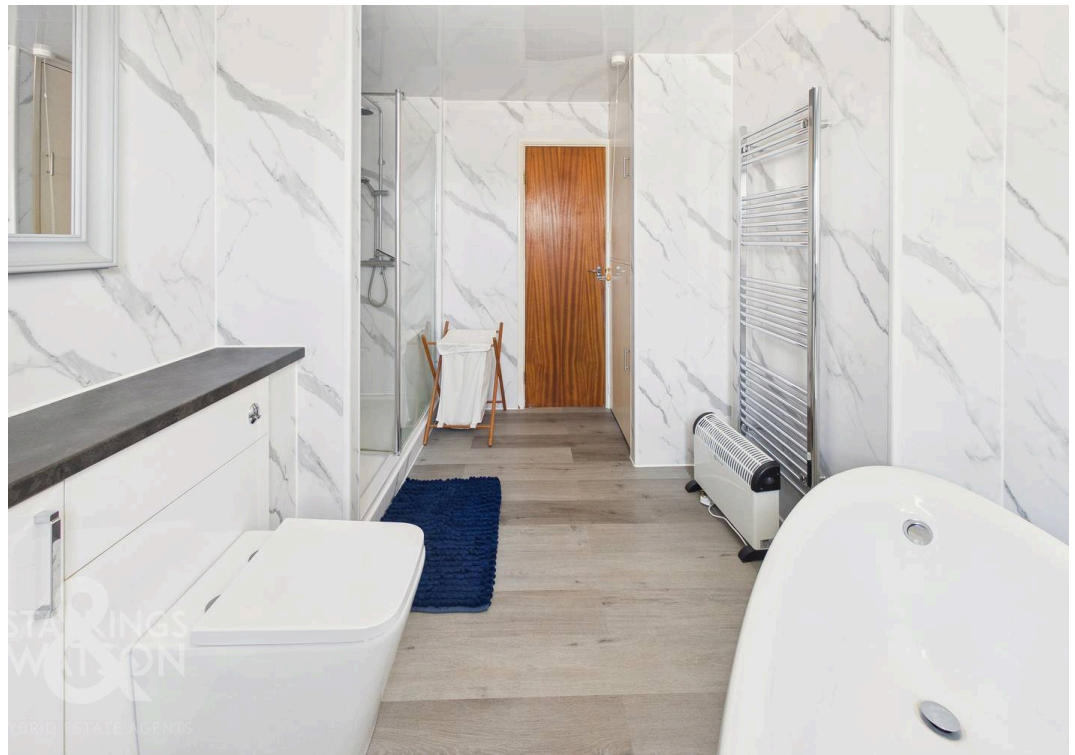
Postcode : NR33 7DU

What3Words : ///threaded.guitars.princes

## VIRTUAL TOUR

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



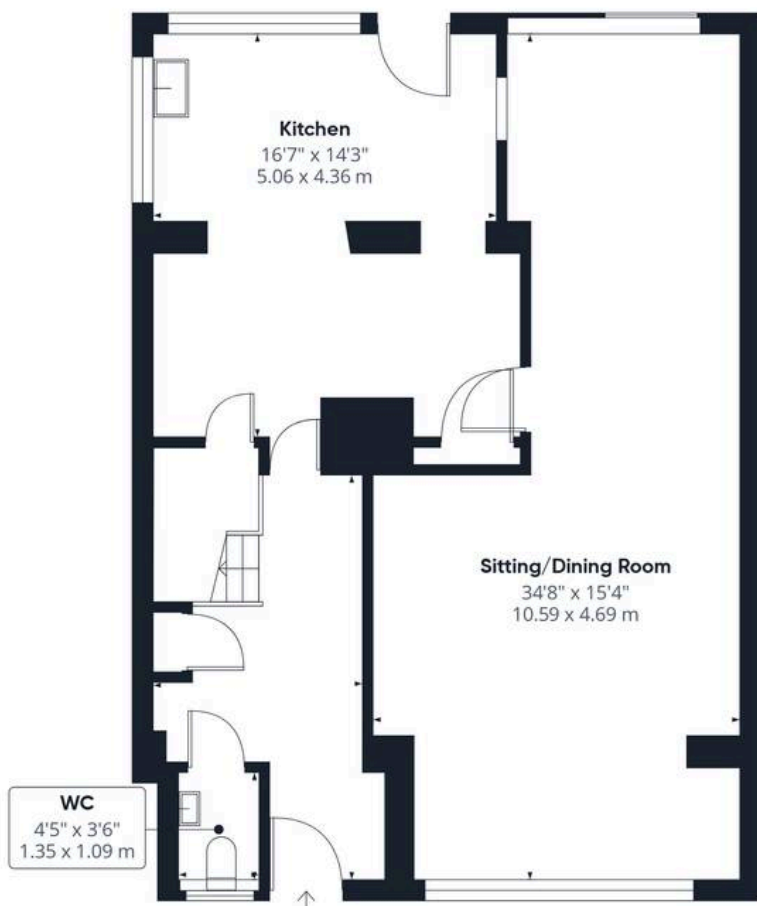




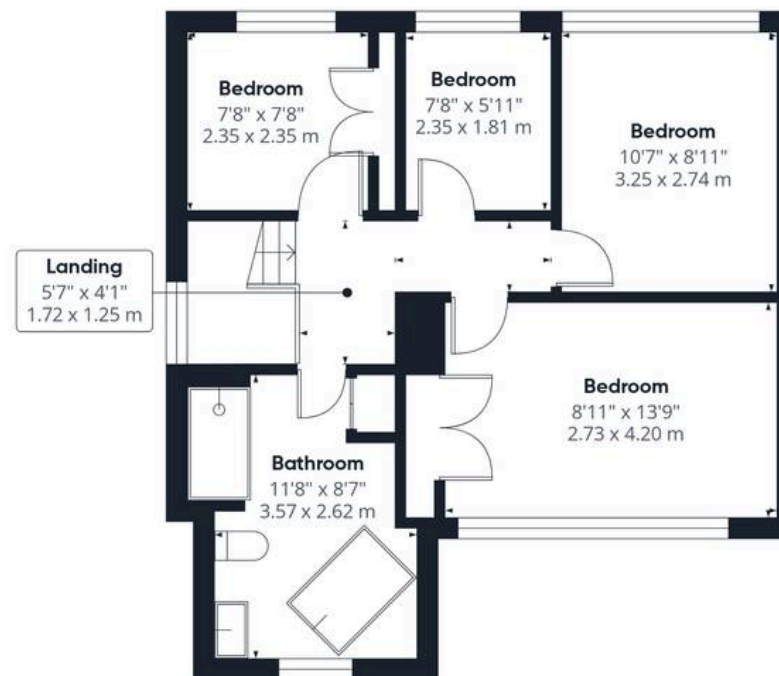
## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of wooden panel fencing and mature planted tree lined borders. The garden is predominantly laid to lawn with a multitude of raised planting beds, mature planted shrubbery and access through a personal door into the oversized garage.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1290 ft<sup>2</sup>  
119.8 m<sup>2</sup>

(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.

GIRAFFE 360





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