ROSE AND CO
LETTINGS LTD









53 Chestnut Avenue, Lowestoft, NR32 3JB

£1,500 Per month

- Spacious detached family home
- Master bedroom with en-suite
- Kitchen with utility room
- Ample off-road parking
- Downstairs W/c
- Three bedrooms, two bathrooms
- Sitting room, snug, dining room
- Ground floor cloakroom
- Ideal for family living
- Log Burner

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53 Chestnut Avenue, Lowestoft NR32 2JP

Set on the desirable Chestnut Avenue in Lowestoft, this charming detached family home, built in 1935, offers a generous living space. This property presents an excellent opportunity for those seeking a spacious and versatile residence.

The home boasts three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring comfort and privacy for the whole family. The layout is thoughtfully designed with three reception rooms, comprising a welcoming sitting room, a snug perfect for relaxation, and a dining room ideal for entertaining guests or enjoying family meals.

The kitchen is complemented by a separate utility room, providing practicality for everyday living. Additionally, a convenient ground floor cloakroom enhances the functionality of the home.

Ample off-road parking is also available, ensuring convenience for residents and visitors alike.

Further enhancing the appeal of this delightful home are the benefits of gas central heating and modern uPVC windows and doors, providing warmth and energy efficiency throughout the year.

This property is perfect for families looking for a spacious home in a friendly neighbourhood. Don't miss the chance to make this lovely house your new family haven.

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Council Tax Band: D







Dining Room
10'1" x 9'8"
Open-plan to the kitchen, this bright and welcoming dining room provides an ideal space for everyday meals and entertaining. The room is filled with natural light from a generous front-facing bay window, complete with fitted Venetian blinds and a radiator beneath. Decorated in soft, neutral tones with white coving and skirting, it features seamless wood-effect flooring continuing through from the kitchen, modern chrome power sockets, and a central ceiling light fitting

Kitchen
11'7" x 9'
A generous and characterful U-shaped fitted kitchen featuring an extensive range of deep forest green base and wall units with brass-tone handles, complemented by warm wood-effect worktops and cream tiled splashbacks. A vibrant, bespoke stained-glass window acts as a striking focal point, flooding the space with colour and natural light. The room offers a fitted black chimney extractor hood, recessed microwave housing, and ample space and plumbing for a range-style cooker and white goods. Finished with wood-effect flooring, a wall-mounted radiator, and overhead track spotlighting.

Study/ Snug
11'7" x 9'6"
A cosy and stylish reception room, finished in calming sage green tones with white coving and classic dark wood parquet flooring. Natural light pours in through a large window fitted with Venetian blinds, with a wall-mounted radiator positioned neatly beneath. The room is completed with modern recessed ceiling spotlights and ample power points, making it an ideal secondary living space, home office, or playroom.

Lounge
16' x 15'10"
A spacious and inviting main reception room featuring contemporary vertical wall panelling, soft neutral decor, and a characterful log-burning stove set in the corner. Wide black-framed patio doors with side windows open directly onto the rear garden, flooding the space with natural light and creating an easy indoor-outdoor flow. Finished with an ornate ceiling rose with central pendant lighting, coving, a wall-mounted radiator, and a dedicated media wall area, this generous room offers plenty of space for family living and relaxing.

Conservatory
11'5" x 6'2"
A bright and versatile conservatory providing valuable extra living, storage, or utility space. Surrounded by dark wood-framed windows beneath a translucent polycarbonate roof, the room is filled with natural light and features a glazed external door opening directly onto the garden. Fitted with a run of wood-effect base cupboards topped with a speckled worktop and grey tiled splashback, it offers handy storage alongside space beneath the counter for white goods, all finished with practical terracotta-style tiled flooring and overhead strip lighting.

Laundry Room
This compact and functional utility room sits neatly off the rear hallway, keeping laundry tasks tucked away from the main living spaces. It features a dark worktop with an inset stainless steel sink positioned beneath a natural light-filled window, complete with a black-and-white tiled splashback and two wall-mounted shelves for handy storage.

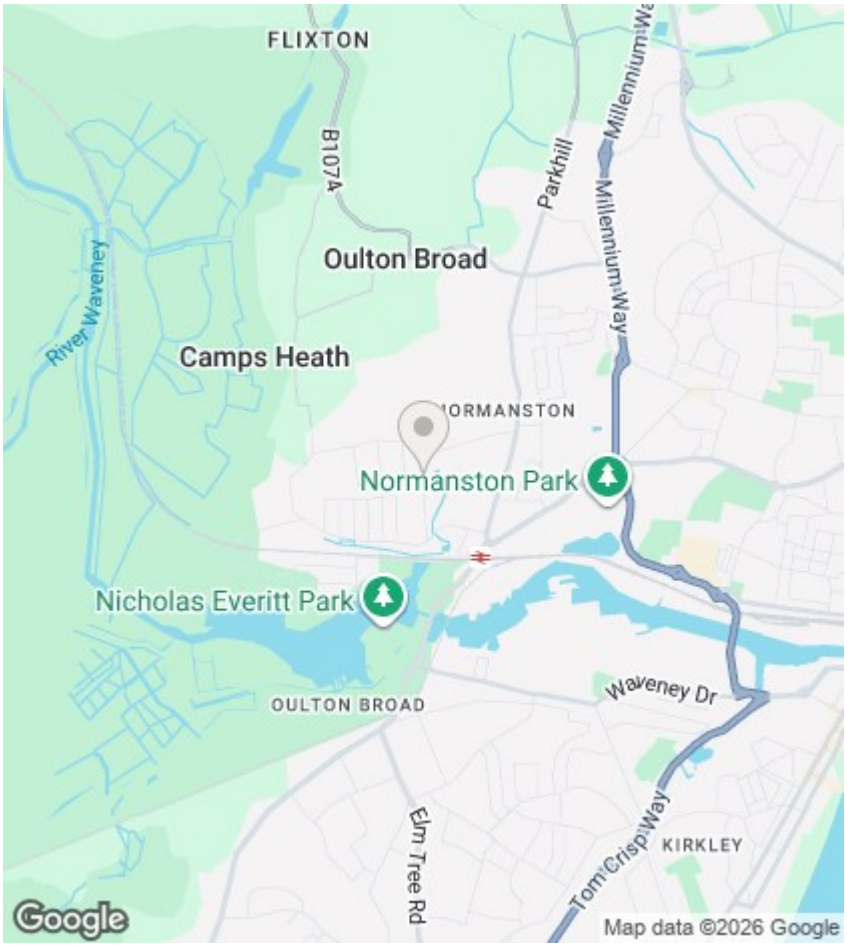
Master Bedroom
16'5" x 9'5"
A generous and tranquil principal bedroom decorated in soft neutral grey tones with plush fitted carpeting and white coving. One wall is lined with floor-to-ceiling sliding mirrored wardrobes, offering extensive built-in storage while cleverly concealing discreet access to the private en-suite shower room/bathroom. A large window fills the room with natural light, complemented by modern recessed ceiling spotlights and a central ceiling fan light fitting.

En-suite
9'5" x 6'4"
Accessed discreetly behind the master bedroom's fitted wardrobes, this well-appointed en-suite features a generous walk-in shower enclosure with sliding glass doors and a chrome mixer shower. A built-in wood-effect vanity unit provides ample storage and houses twin semi-recessed wash basins alongside a concealed-cistern WC. Fully tiled walls are paired with dark wood-effect tiled flooring, a frosted window for natural light and privacy, a chrome heated towel rail, and a shaver socket.

Bedroom 2
11'8" x 8'10"
A spacious double bedroom featuring a striking dark slate-effect feature wall paired with soft grey decor, white coving, and fitted neutral carpeting. A large window fitted with Venetian blinds fills the room with natural light and overlooks the outside, with a wall-mounted radiator positioned neatly beneath and a central pendant light fitting overhead.

Bedroom 3
9'11" x 8'10"
A well-proportioned double bedroom decorated in soft neutral tones with fitted grey carpeting and white coving. The room benefits from full-height sliding mirrored wardrobes providing generous built-in storage, alongside a large window fitted with Venetian blinds and a radiator beneath. Completed with a contemporary LED ceiling light fitting, this versatile space is ideal as a double bedroom, guest room, or home office.

Bathroom
7'12" x 6'1"
This spacious and well-appointed four-piece bathroom features a modern monochrome design, blending crisp white wall tiles with a decorative mosaic border and contrasting dark floor tiles. The suite includes a generous curved whirlpool bathtub with integrated jets alongside a separate, enclosed corner shower unit with dark feature paneling. A sleek white vanity unit with a semi-recessed basin, matching mirrored wall cabinets, and open shelving provide ample storage, while a large frosted window fills the space with natural light.



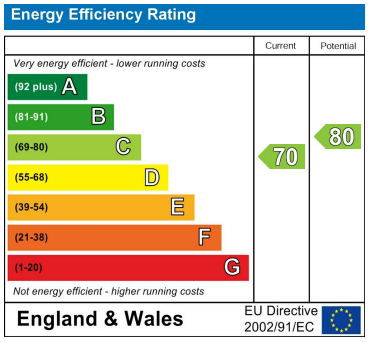
Directions

Viewings

Viewings by arrangement only. Call 01502 273303 to make an appointment.

EPC Rating:

C



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