



Rio Close, Lowestoft - NR33 8UR

**STARKINGS
& WATSON**

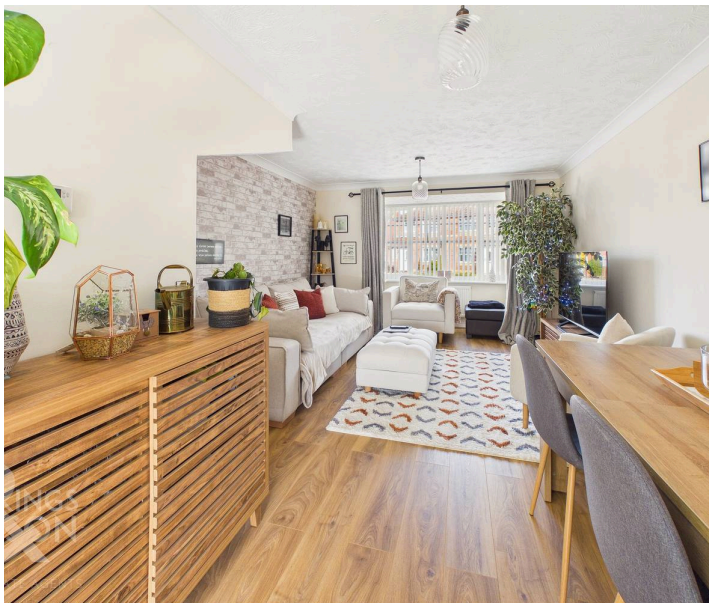
HYBRID ESTATE AGENTS



Rio Close

Lowestoft

This semi-detached property is an ideal **FIRST TIME BUY** or **INVESTMENT PROPERTY**, situated within a **CUL-DE-SAC POSITION** and close to local amenities. With **AMPLE OFF ROAD PARKING** and a **GENEROUS LAWNED GARDEN**, the property is presented with a **NEUTRAL DECOR**, and ready for occupation! Stepping inside, a **PORCH ENTRANCE** opens up to a **22' OPEN PLAN SITTING/DINING ROOM** with feature bay window, and adjacent **KITCHEN** which has been updated by the current owner with space for appliances. To the first floor, **TWO DOUBLE BEDROOMS** and the modern family bathroom can be found. Finished with **GAS FIRED CENTRAL HEATING** and **uPVC DOUBLE GLAZING**, storage can be found on both levels, and access leads from the kitchen to the rear garden.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House
- 22' Open Sitting & Dining Room
- Updated Kitchen
- Two Double Bedrooms
- Three Piece Bathroom
- Recent Redecoration & Newly Laid Carpets
- Fully Enclosed Rear Garden
- Off Road Parking

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 can be found within a tucked away quite close set back from the street giving privacy to the front of the home. A low maintenance lawn frontage gives way to a open driveway to the left hand side of the home suitable for parking on multiple vehicles with a timber swinging gate giving access to the rear garden.



THE GRAND TOUR

Once inside a porch dial entrance grants access to the ground floor with stairs for the first floor sat directly ahead. The main living space comes in the form of a 22' open plan sitting and dining room laid with all hard wearing wooden effect flooring. The space is more than capable of hosting each a sitting and formal dining room suite with bay fronted window at the front of the property allowing natural light to flood the room. To the rear of the home the current owner has fitted a modern kitchen complete with a mixture of wall and base mounted storage units partnered with tiled splashbacks with integrated appliances including an oven and hob with extraction above. Space remains in the kitchen with plumbing for further white goods and appliances with gas combination boiler mounted on the wall next to a rear access door to the rear garden.

The first floor landing splits in each direction to take you into each of the double bedrooms both of which being similar in size with the slightly smaller being at the front of the home laid of all newly laid carpeted flooring leaving more than enough room for a double bed and soft furnishings. The second double bedroom sits towards the rear of the home overlooking the rear gardens with handy over the stair built in storage cupboard. The modern three piece family bathroom suites features a shower head and glass screen mounted over the bath with wall mounted heated towel rail and a predominantly tile surround.

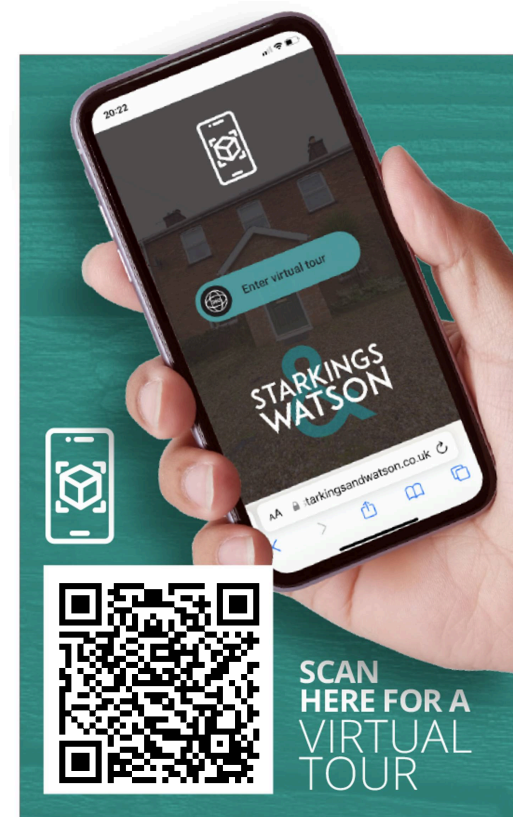
FIND US

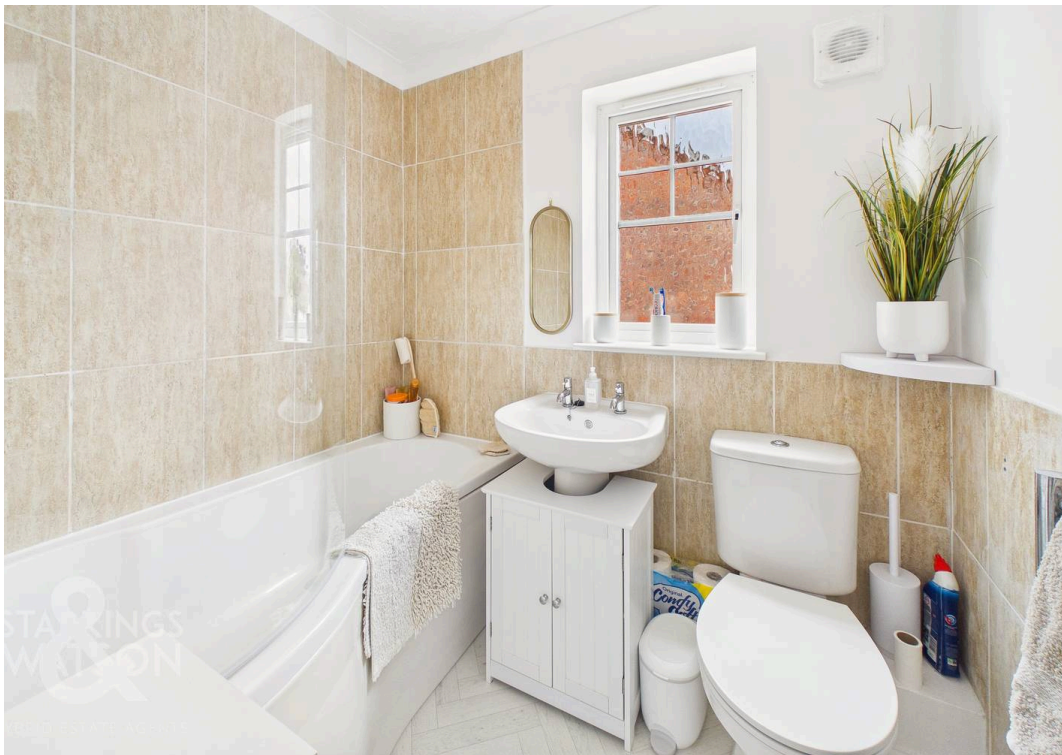
Postcode : NR33 8UR

What3Words : ///kennels.expensive.approvals

VIRTUAL TOUR

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







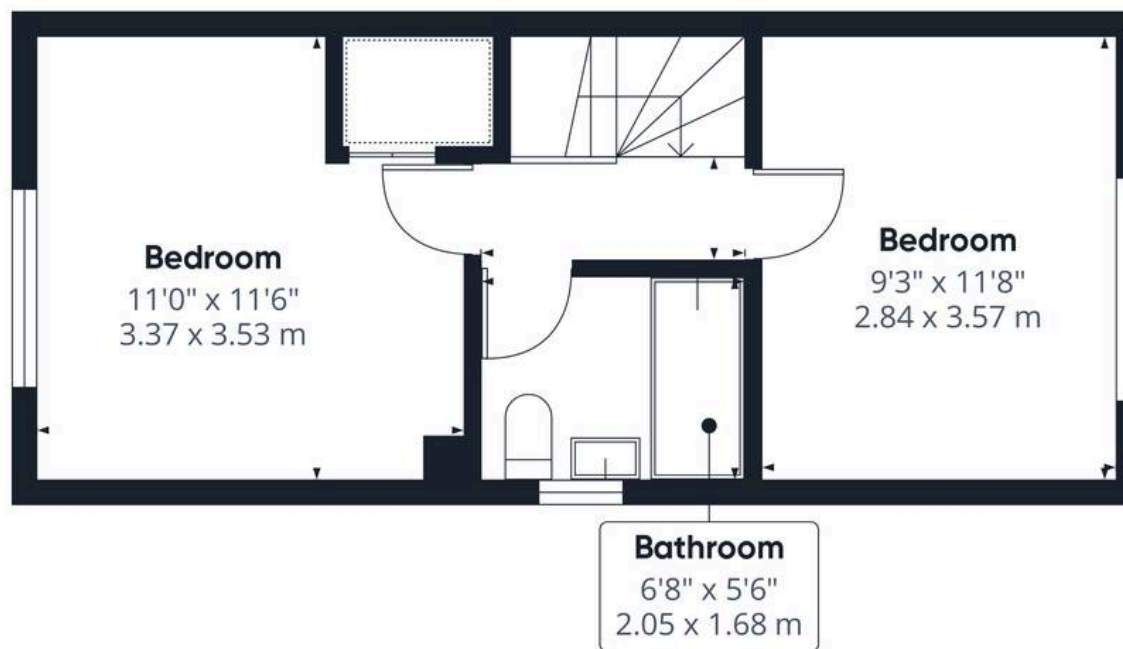
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides in the very rear with timber panel fencing where initially a flagstone patio gives the perfect place for garden furniture to sit. Enjoy the warmer months with open lawn reaching out beyond this partnered by colourful planting borders.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

622 ft²

57.8 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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