



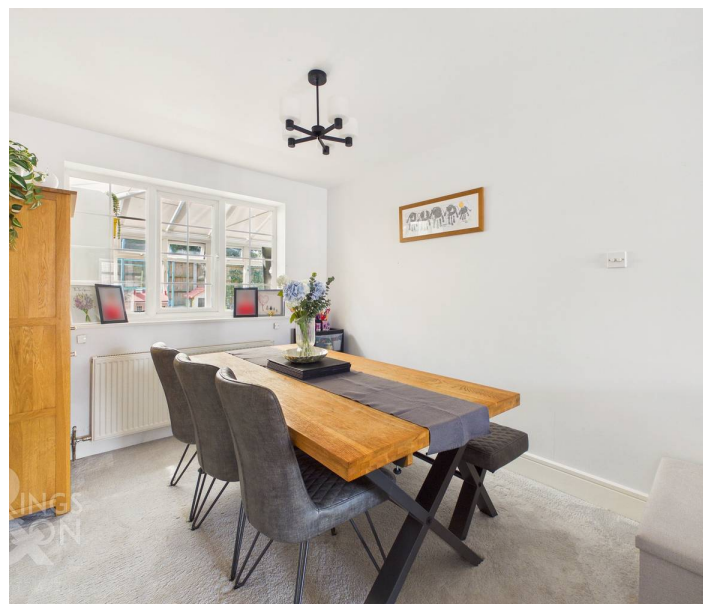
Stubbs Wood, Lowestoft - NR32 4TA



15 Stubbs Wood

Lowestoft

This BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME offers an impressive 1362 sq. ft (stms) of versatile living accommodation, perfectly designed for modern family life. Step through the PRIVATE FRONTAGE into a welcoming entrance hall, leading to an EXPANSIVE 24' SITTING/DINING ROOM, complete with a SEGMENTED BOW BAY WINDOW and NEWLY LAID CARPETS, ideal for both relaxing evenings and lively family gatherings. The OPEN PLAN KITCHEN is fitted with contemporary units and seamlessly connects to a SEPARATE UTILITY ROOM, ensuring practicality and ease for daily routines with an extended floorplan and space courtesy of a GARAGE CONVERSION. Immediate access to the CONSERVATORY creates a natural flow between indoor and outdoor living spaces, filling the home with light and offering a tranquil retreat. Upstairs, FOUR DOUBLE BEDROOMS are accessed off a central landing, each providing generous proportions and flexibility for family, guests, or home working. The MODERNISED FAMILY BATHROOM, EN-SUITE WITH RAINFALL SHOWER and a convenient GROUND FLOOR W.C. ensure comfort and luxury across every level. Situated in a QUIET CUL-DE-SAC, this home benefits from AMPLE OFF ROAD PARKING, is close to the SEA FRONT, amenities, transport links and a WELL RATED OFSTED PRIMARY ACADEMY, making it a superb choice



for families seeking space, privacy and convenience. The rear garden is FULLY ENCLOSED and retains PRIVACY due to its position with all renewed timber fencing with both lawn and patio seating areas.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully Presented Semi-Detached Family Home Offering 1362 Sq. Ft (stms) Of Living Accommodation
- Expansive 24'Sitting/ Dining Room With Newly Laid Carpets & Segmented Bow Bay Window
- Open Plan Kitchen With Separate Utility Room & Immediate Access To Conservatory
- Four First Floor Double Bedrooms Off Landing
- Modernised Family Bathroom, En-Suite With Rainfall Shower Overhead & Ground Floor W.C
- Low Maintenance Laid To Lawn Garden With Updated Fencing
- Close to Sea Front, Amenities, Transport Links & Well Rated Ofsted Primary Academy
- Quiet Cul-De-Sac Setting With Ample Off Road Parking & Private Frontage

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 tucked away at the very end of this quiet and popular close, with an extended driveway suited for the parking of multiple vehicles, with low-maintenance lawn frontage and side access gate taking you towards the rear garden.

THE GRAND TOUR

Once inside, a porch-style entrance allows the perfect space to slip off coats and shoes before heading into the remainder of the home, where a central hallway grants access to all living accommodation on the ground floor. Immediately as you enter, to your right-hand side is a fully redecorated and refurbished ground floor WC, complete with vanity storage and low-level radiator. The primary living space comes in the form of a 24' open-plan sitting and dining room, complete with uPVC double-glazed windows allowing natural light to penetrate every corner of the room. The carpeted flooring allows for a potential choice of layout of soft furnishings, with a bright and neutral décor creating a welcoming atmosphere. Towards the end of the hallway, a high-quality fitted kitchen gives a mixture of wall and base-mounted storage units, with space for free-standing appliances to include a gas range oven and hob with extraction above, dishwasher and low-level fridge, with a free-flowing design leading directly through to a utility room with further wall and base-mounted storage units and further space for white goods and appliances. Courtesy of a garage conversion, the utility space has been extended furthermore, leading to even more storage spaces with space remaining for an American-style fridge freezer, tumble dryer and built-in drinks fridge. Located through the rear of the kitchen is a sizeable conservatory measuring 14' in length, adding to the versatility of the ground floor accommodation, overlooking the rear garden, with French doors going into the rear garden patio.

From the first floor landing, all four bedrooms in the home can be accessed, with two well-proportioned double bedrooms coming to the left-hand side of the stairs, and the smaller fourth bedroom towards the very front of the home, currently

functioning as a hobby room, however perfectly suited as a larger single bedroom or nursery for expecting families. Courtesy of a historic extension over the garage space, the principal bedroom is a large and inviting living space set upon all hardwearing solid wood flooring, with integrated built-in wardrobe, and the added benefit of a fully modernised en-suite shower room, complete with double shower unit, vanity storage and low-level radiator.

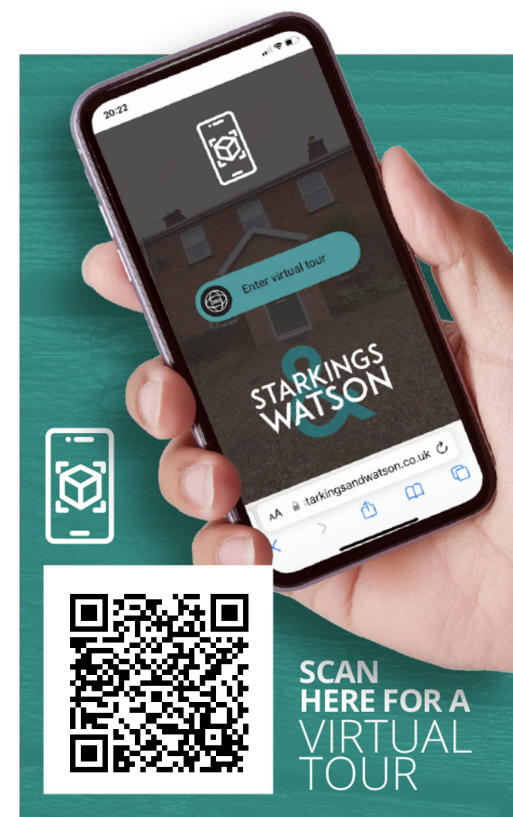
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VIRTUAL TOUR

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



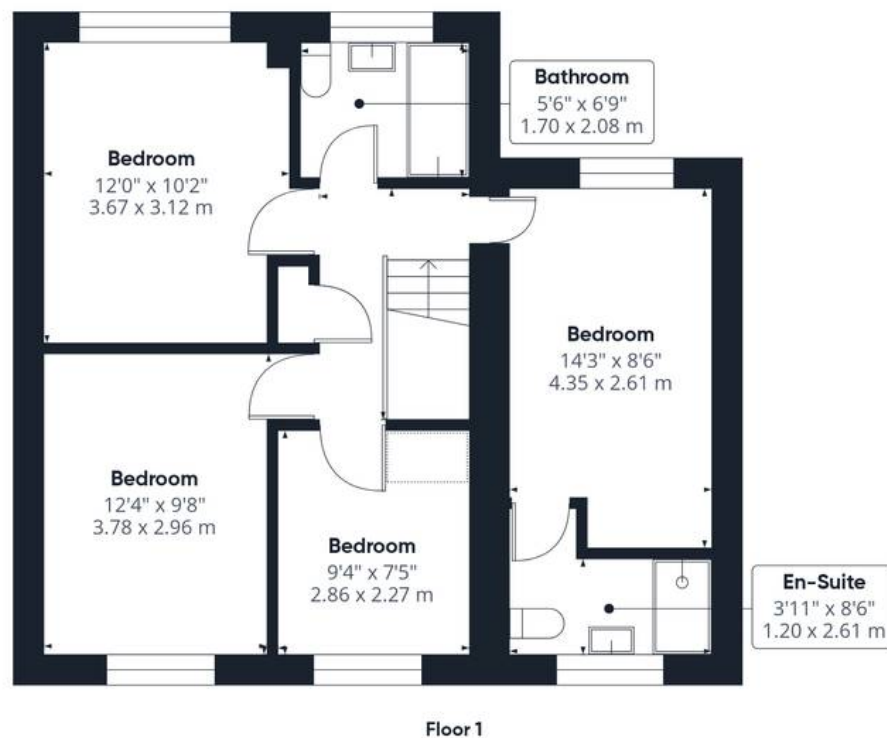
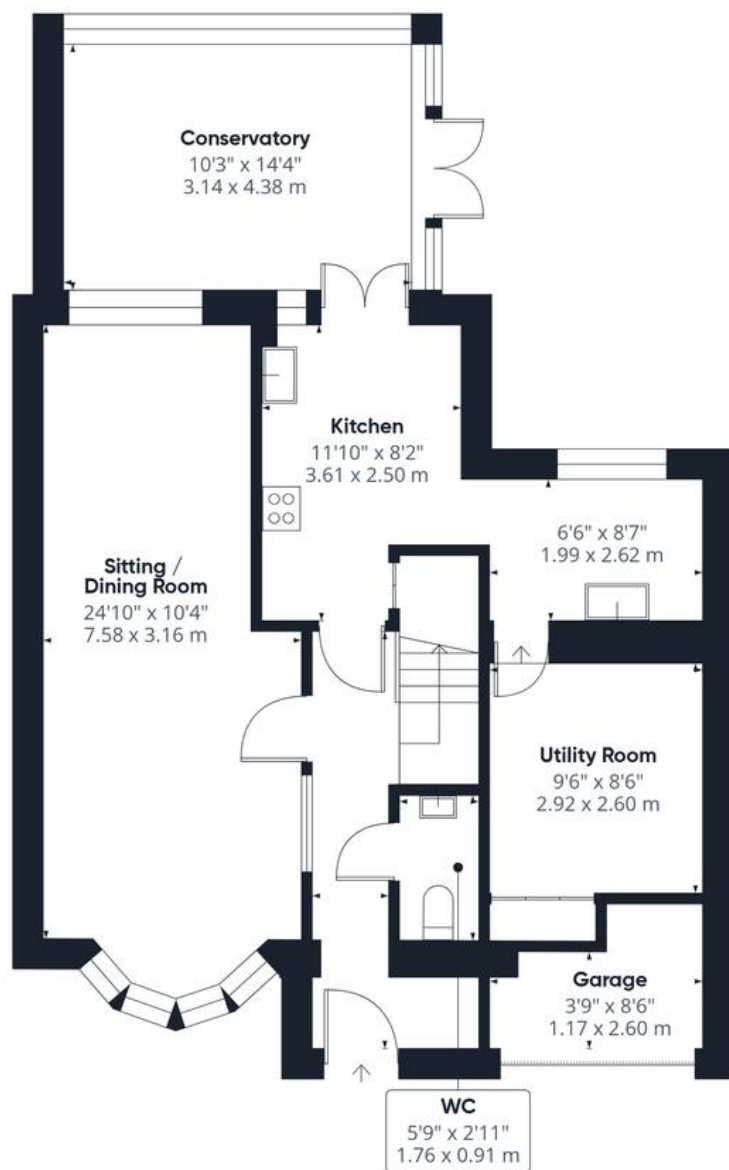




THE GREAT OUTDOORS

Stepping out from the conservatory, the private rear garden is fully enclosed by recently updated timber panel fencing for peace of mind. To the front a panel slat patio holds a decked seating area perfect for al fresco dining or a summer barbeque. With a lush green Oleander backdrop for added privacy and vibrant colour. Adjacent, the laid to lawn, low maintenance plot wraps around the property, with space for further shrubs or storage shed.





Approximate total area⁽¹⁾

1363 ft²
126.5 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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