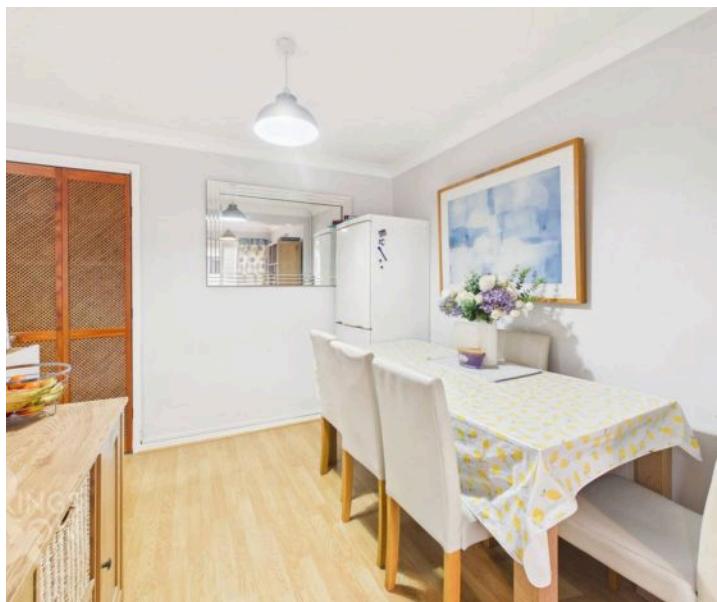




York Road, Lowestoft - NR32 2JB

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HYBRID ESTATE AGENTS



## 34 York Road

Lowestoft, Lowestoft

Situated just a short walk from all amenities, schooling and public transport links this NORTH LOAWSTOFT TERRACED HOUSE has been CONSIDERABLY EXTENDED over time and FULLY UPDATED by the current owners to include new electrics and full uPVC DOUBLE GLAZING. With a HALLWAY entrance the ground floor reaches out to offer a well proportioned sitting room and brilliant L-shape kitchen and dining room with the kitchen having been FULLY UPDATED recently and this space being perfect for family living. The first floor landing splits to give access to all THREE BEDROOMS as well as a STUNNING BATHROOM RENOVATION, finished to a high standard with rainfall shower head and vanity storage. Externally, the garden is offered in a LOW-MAINTENANCE condition with the addition of a BESPOKE CABIN, being fully insulated with its own electrical fuse board this space functions as a WORKSHOP however could become a HOME OFFICE or simply a further entertainment area if desired.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Mid-Terrace House In North Lowestoft
- Considerably Extended To Both The Front & Rear
- Fully Updated uPVC Double Glazing & Modern Electrics
- 15' Sitting Room
- Free Flowing 18' Kitchen/Dining Room Space With Updated Kitchen
- Three Bedrooms
- Newly Fitted Modern Bathroom
- Low-Maintenance Garden With Bespoke, Insulated Cabin

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 set back from the street where a low level brick wall gives way to a shingle frontage and footpath leading towards the updated composite front door.



## THE GRAND TOUR

Stepping inside a generously sized entrance hallway allows for the ability for further storage solutions for coats and shoes before heading into the remainder of the home. The front of the property, courtesy of a historic extension, offers greater space than others on the street where the hallway immediately splits to the left to take you into the oversized sitting room. Here, the owners have fitted all hard wearing wooden effect flooring to leave more than enough room for a potential choice of soft furnishings whilst recently updated uPVC double glazed windows to the front of the room allow natural light to flood the space. Towards the end of the hallway and beyond a handy under the stairs storage space an updated kitchen emerges with a mixture of wall and base mounted storage units set around tiled splashbacks with integrated appliances to include a four ring gas burner hob with extraction above and oven below whilst leaving room and plumbing for further goods such as a washing machine and standalone fridge freezer. Further storage can be found backing towards the sitting room whilst the flooring opens up to leave more than enough space for a formal dining table and courtesy of a second extension to the rear of the home the floor space continues towards the garden to offer further living space with a potential choice of uses depending on need.

The first floor landing grants access into all three bedrooms within the home with the slightly smaller coming towards the front of the property. Being laid with all carpeted flooring and benefiting from a fresh redecoration this room is more than capable of hosting a single bed with further storage whilst the largest of the bedroom sits just next door to this, a well proportioned double bedroom benefits from built in wardrobes and again newly fitted large uPVC double glazed windows to the front of the home.

A second double bedroom sits just behind overlooking the rear gardens and the tree lined aspect beyond being more than capable of hosting a double bed with further soft furnishings and storage solutions and handy alcove for potential fitted storage. The fully modernised family bathroom sits at the rear of the home also where the owners have spared no expense to include a fully tiled surround and flooring with high gloss floating vanity storage, tall modern towel heater and rainfall shower head with glass screen mounted over the bathroom all finished to an incredibly high standard.

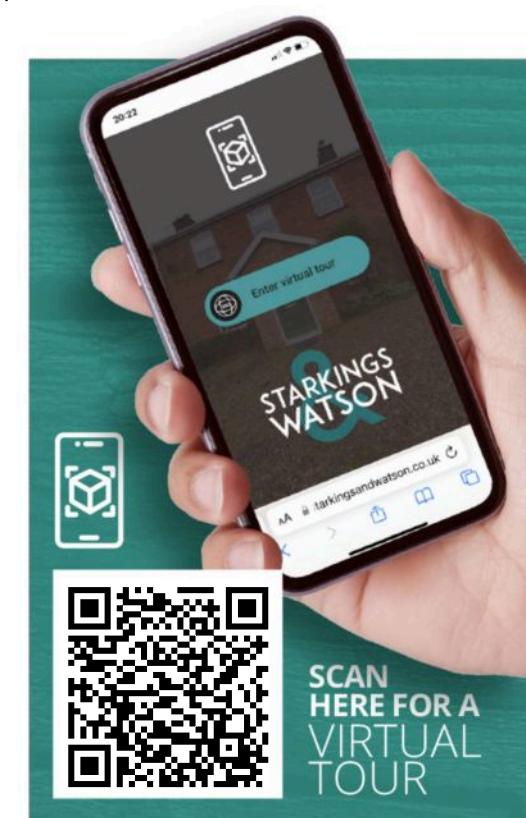
## FIND US

Postcode : NR32 2JB

What3Words : ///[warm.garden.foal](https://what3words.com/warm.garden.foal)

## VIRTUAL TOUR

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



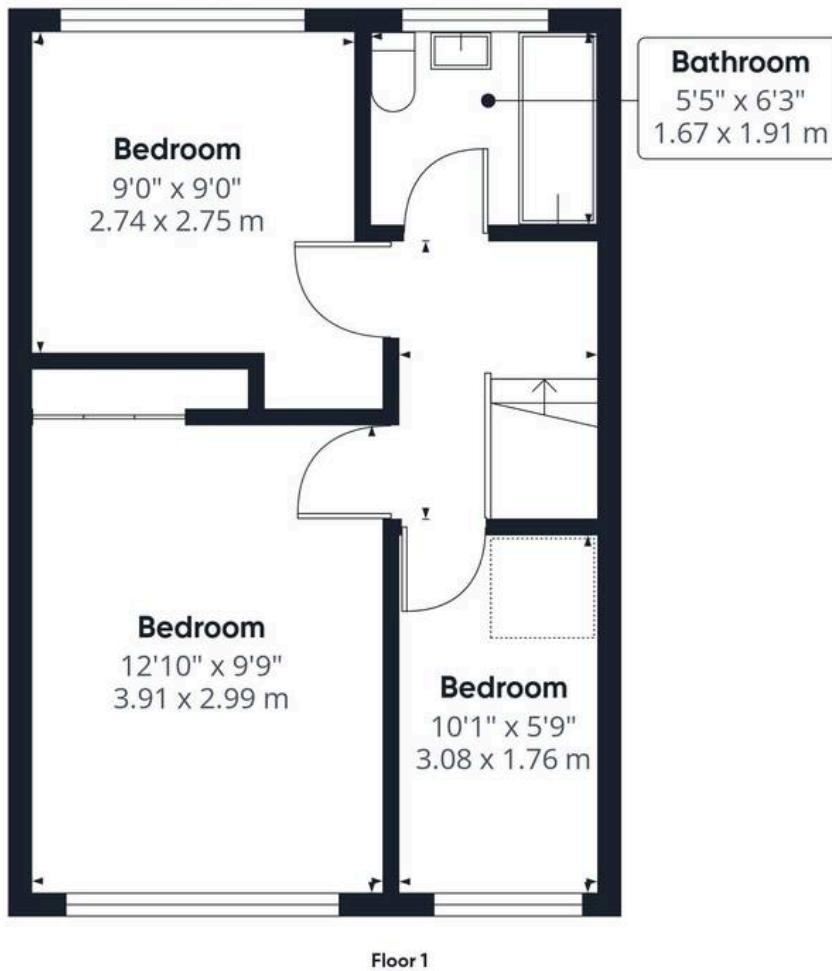




#### THE GREAT OUTDOORS

Externally the garden is fully enclosed with a mixture of tall brick wall and timber panel fencing where a low maintenance yet attractive condition is on offer where both concrete patio and artificial lawn provide the ideal seating space in the rear of the garden, the current owners have fitted a bespoke workshop. The space has been fully cladded and its own electric setup to create a versatile space to be used for the same purpose, a home office, workspace or further living accommodation if required.





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

825 ft<sup>2</sup>

76.7 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.



## Starkings & Watson Hybrid Estate Agents

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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.