



**1 Sunrise Terrace Lyndhurst Road**  
**, Lowestoft, NR32 4FA**  
**Offers Over £400,000**

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# 1 Sunrise Terrace Lyndhurst Road, Lowestoft, Suffolk, NR32 4FA

Situated on Lyndhurst Road in the charming town of Lowestoft, this splendid end-terrace house offers a delightful blend of comfort and convenience. With four generously sized bedrooms with 2 en suite shower rooms and a family bathroom, this property is ideal for families or those seeking ample space for guests.

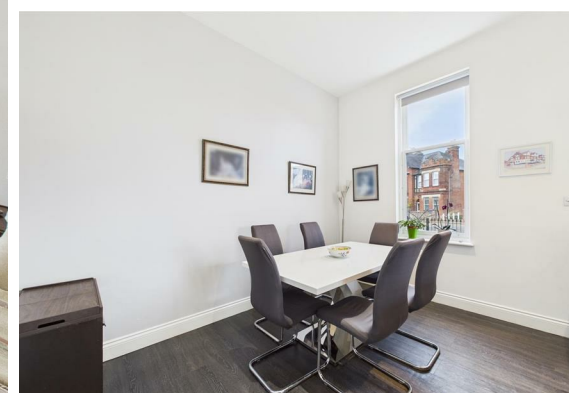
The heart of the home is a welcoming reception room, perfect for relaxation or entertaining. The property is presented in excellent decorative order, ensuring that you can move in with ease and enjoy the stylish interiors from day one.

One of the standout features of this residence is its proximity to North Denes Beach, allowing for leisurely strolls along the coast and the enjoyment of seaside activities. Additionally, the property benefits from off-road parking, providing a practical solution for your vehicle needs in this desirable location.

This home is not just a place to live; it is a lifestyle choice, offering both comfort and the joys of coastal living. Whether you are looking for a family home or a tranquil retreat, this property on Lyndhurst Road is sure to impress. Do not miss the opportunity to make this lovely house your new home.

## ENTRANCE HALL

Composite door and double glazed window to front entrance, staircase to first floor, under stairs storage cupboard, built in walk in airing cupboard, radiator and spot light ceiling.





### **CLOAKROOM**

low level WC, hand wash basin with tiled splash back, radiator,

### **LOUNGE**

18'1 max into bay x 15'0 max into bay (5.51m max into bay x 4.57m max into bay)

Double glazed sash walk in bay windows to front and side aspects, radiator and spot light ceiling.

### **KITCHEN/DINING ROOM**

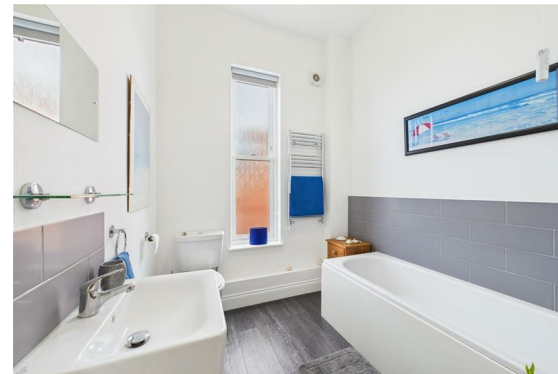
19'10 x 11'7 (6.05m x 3.53m)

Double glazed sash windows to rear and side aspects, range of wall and base units including worktop space, drawers and cupboards under, cupboards above, one and half bowl sink with drainer, built in oven, gas hob with extractor fan above, integrated dishwasher, integrated fridge, radiator, wood effect flooring and spot light ceiling.



### **UTILITY ROOM**

Double glaze composite door to rear garden, double glaze sash window to rear aspect, matching worktop space with cupboards under and cupboards above, sink with drainer with tile splash back, plumbing for washing machine, space for tumble dryer, space for fridge freezer, Ideal boiler to wall, radiator and wood effect flooring.



### **FIRST FLOOR AND LANDING**

Staircase to second floor, radiator and spot light ceiling.

### MASTER BEDROOM

21'8 max into bay x 14'11 max into bay (6.60m max into bay x 4.55m max into bay)

Double glazed sash walk in bay windows to front and side aspects, built in wardrobes and radiator.



### EN SUITE SHOWER ROOM 1

Double glazed sash windows to front aspect, low level WC, hand wash basin with tiled splash back, shower cubicle, chrome effect towel radiator and wood effect flooring.



### BEDROOM 3

17'1 x 11'7 max (5.21m x 3.53m max)

Double glazed sash windows to side and rear aspects, range of built in wardrobes and radiator.

### FAMILY BATHROOM

Double glazed sash windows to rear aspect, low level WC, hand wash basin with tiled splash back, bath, chrome effect towel radiator and wood effect flooring.

### SECOND FLOOR

Spot light ceiling.

### BEDROOM 2

21'8 max x 12'2 max (6.60m max x 3.71m max)

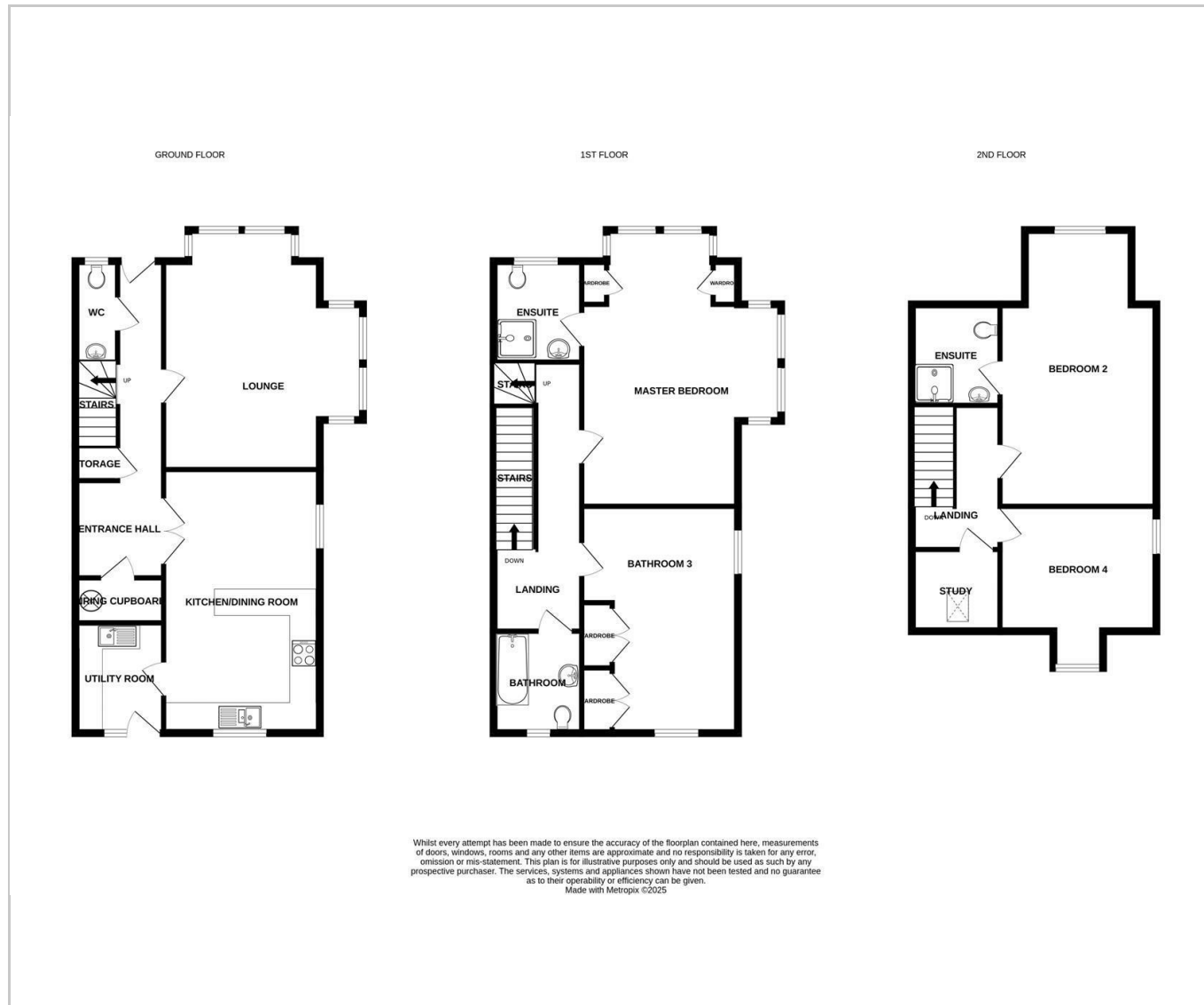
Double glazed window to front aspect, double glazed sliding sash window to side aspect, radiator and access to roof space.

### EN SUITE SHOWER ROOM

Low level WC, shower cubicle, handwash basin with tiled splash back, chrome effect towel radiator and wood effect flooring.



## Floor Plan



### BEDROOM 4

12'0" x 9'8" (3.68m x 2.95m)

Double glazed sash windows to rear and side aspect, access into roof eaves and radiator, loft boarded, ladder and lighting.

### STUDY

Velux window to roof, access to roof eaves and radiator.

### OUTSIDE

To the front, driveway, standing for shed, brick wall and rough iron fencing surround. To the rear artificial lawn, patio area, path to rear gate, standing for shed, brick wall and fencing surround.

### TENURE

Freehold

### COUNCIL TAX BAND

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### MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

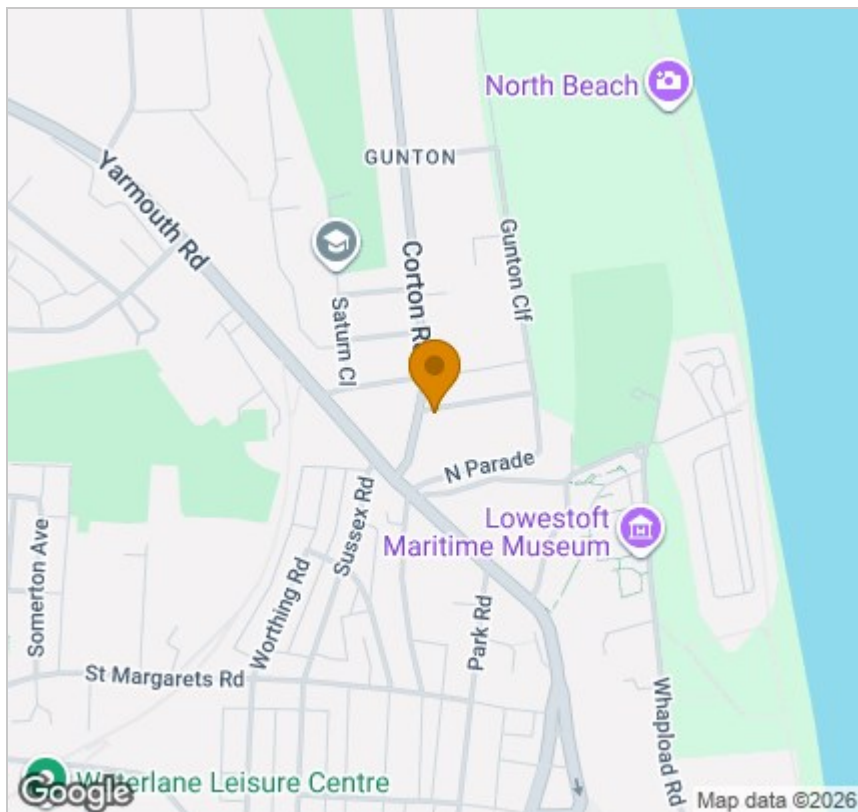
Flood Risk Info:

\* Broadband:

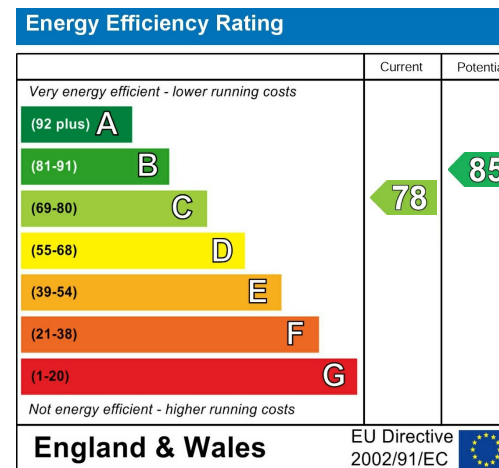
\* Mobile;

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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