



Union Place, Lowestoft - NR33 0HG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Union Place

Lowestoft

Nestled in a VERY PRIVATE AND TUCKED AWAY LOCATION, this CHARMING COASTAL COTTAGE offers an inviting blend of period features and modern updates, available with NO CHAIN for a seamless purchase. Step through the PRIVATE FRONTAGE into a welcoming entrance, leading directly into a SPACIOUS 20' OPEN SITTING AND DINING AREA, complete with a LOG BURNER for cosy evenings and ample space for entertaining. The UPDATED GAS CENTRAL HEATING ensures year-round comfort, while the kitchen (with generous STORAGE and practical layout) provides everything needed. Upstairs, TWO DOUBLE BEDROOMS offer peaceful retreats, each benefitting from natural light and classic cottage charm. The bathroom is thoughtfully designed, complementing the overall character of the home with added security and peace of mind provided by the UPDATED FLAT ROOFING to the rear of the home. This property is ideally situated just a SHORT WALK TO ALL AMENITIES, with the BEACH AND SEA only moments away, making it perfect for those seeking a relaxed coastal lifestyle or an idyllic holiday retreat.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Charming Coastal Cottage
- Very Private & Tucked Away Location
- 20' Open Sitting & Dining Area With Log Burner
- Updated Gas Central Heating
- Two Double Bedrooms
- Private Rear Courtyard Garden
- Short Walk To All Amenities With The Beach & Sea A Few Moments Away

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 is found in a private and tucked away section of charming cottages with a shared lawn frontage creating a private haven at the front of the home. Towards the very end of the terrace of houses, a front door is complemented by a low maintenance planted frontage which gives way to the front door.

THE GRAND TOUR

Once inside, the generously sized open plan sitting and dining area is the first place to greet you where initially carpeted flooring leaves more than enough room for a sitting room suite in front of a feature red brick fireplace complete with tiled hearth and solid wooden mantle currently housing a cast iron wood burning fire and uPVC double glazed windows sit towards the front of the room allowing natural light to flood the space. To the rear of this 20' living space sits a second window granting a dual facing aspect where the flooring opens to leave more than enough room for a formal dining table. Through from here the kitchen sits towards the rear of the home with a mixture of wall and base mounted storage units, complemented by tiled splashbacks with space remaining with plumbing for freestanding white goods and appliances. From the kitchen, stairs for the first floor can be found leading back towards the front of the home whilst a second lobby grants access into the rear garden with the three piece family bathroom suite at the very back of the home featuring a tall heated towel rail, vanity storage and frosted glass window.

The first floor landing splits in each direction to take you into each of the double bedrooms with the slightly smaller coming immediately to your right yet being more than large enough to host a double bed with additional soft furnishings whilst the larger of the bedrooms sits towards the very front of the property with tall modern radiator, uPVC double glazed window and built in storage cupboard.

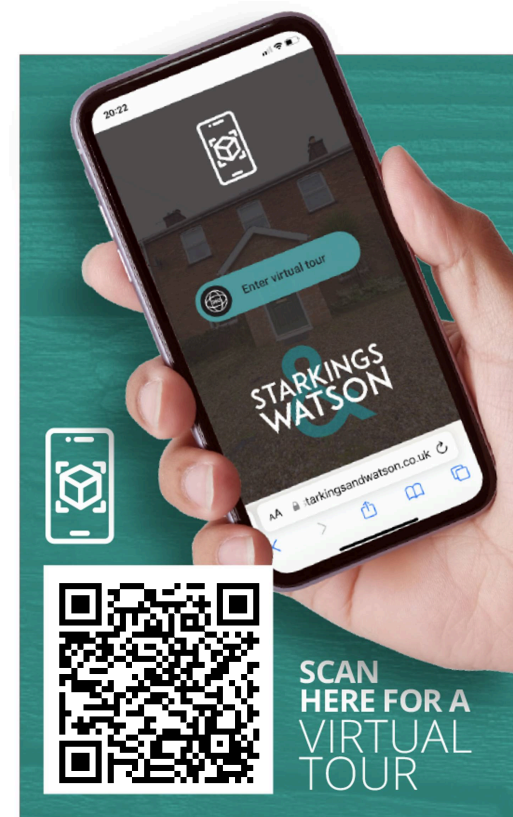
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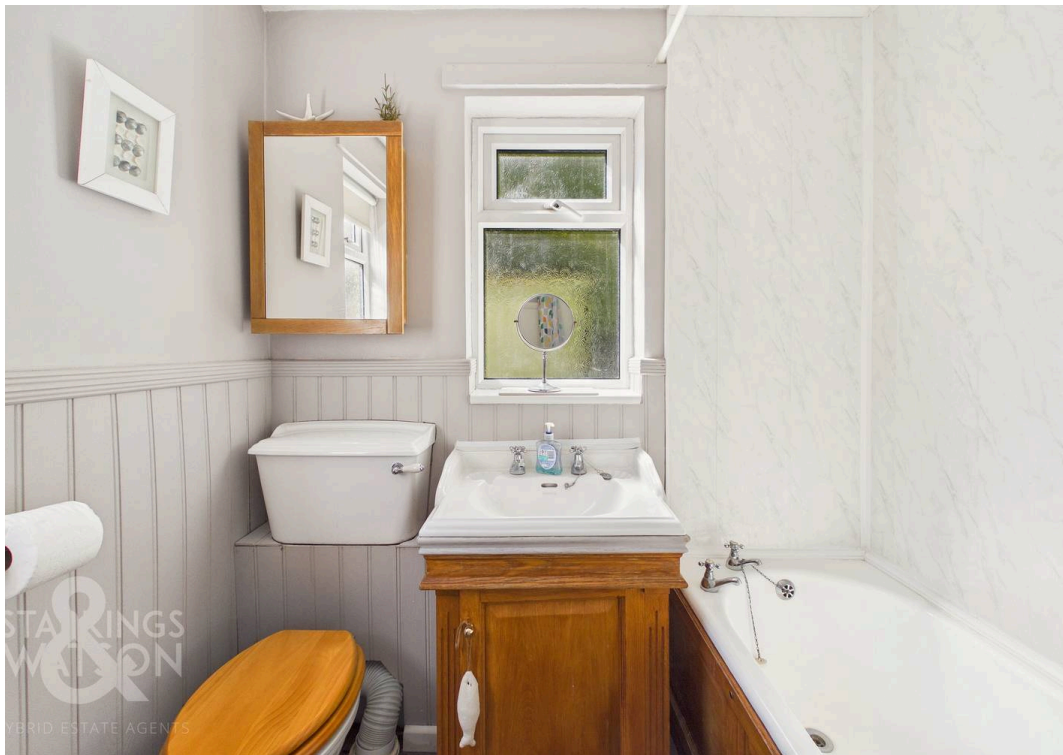
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is much like many within the area of its period initially bisected where a concrete walkway takes you through to a private garden space which is offered in an attractive yet low maintenance condition where a flagstone patio is the perfect space for alfresco dining with tall mature planted borders creating privacy and vibrancy.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

539 ft²
50.3 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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