



*Grosvenor Road,
Lowestoft, Suffolk*

Templewicks are delighted to introduce this spacious and versatile three-storey semi-detached family home, situated in the popular coastal town of Lowestoft. Offering an excellent amount of accommodation arranged over three floors, the property has been modernised by the current owners and provides a superb combination of generous living space, five double bedrooms and private outside areas.

Property Features

- Three Storey Semi-detached Family Home
- Located In The Coastal Town Of Lowestoft
- Entrance Hall
- Five Double Bedrooms
- Fitted Kitchen / Breakfast Room
- Separate Sitting Room
- Dining Room
- Family Bathroom With Separate Shower Room
- Low Maintenance Front & Rear Gardens With Storage Rooms
- Chain Free

The Property

From the moment you enter, there is an immediate feeling of space, with a welcoming entrance hall providing access to the principal ground-floor accommodation. At the heart of the home is a kitchen/breakfast room, stretching across much of the rear of the property and providing an excellent setting for everyday family life. The kitchen is fitted with a good range of wall and base units and has integrated appliances, whilst the breakfast area provides room for informal dining. A door opens directly onto the rear garden, making this a practical and sociable part of the home. The property also benefits from both a separate sitting room and dining room. The sitting room is a comfortable and inviting reception space, featuring a fireplace, attractive coving and double doors opening into the dining room. The dining room, in turn, enjoys a pleasant outlook towards the rear and direct access to the garden, creating an excellent arrangement for entertaining family and friends. The accommodation continues over the first and second floors, where the property really demonstrates its versatility. There are five genuine double bedrooms, three positioned on the first floor and two further bedrooms occupying the second floor. This generous bedroom provision makes the property particularly well suited to larger families, while also offering plenty of flexibility for those requiring guest accommodation, home offices, dressing rooms or hobby spaces.









The Property Cont'd...../

The first floor also benefits from a well-appointed family bathroom together with a separate shower room, providing excellent facilities for a busy household. The additional two bedrooms on the second floor create a more private area of the home and could be particularly useful for teenagers, guests or those working from home.

External

Outside, the property has been designed with relatively low-maintenance gardens in mind. To the front is an attractive paved patio area with established shrub borders, enclosed by a low brick wall. The rear provides a private enclosed courtyard-style garden, incorporating a paved seating area, raised borders and two useful storage rooms. Rear access adds further convenience.

Location

The location is another significant attraction. Lowestoft is a well-established seaside town offering an excellent range of amenities, with sandy beaches, the seafront, Victorian gardens, two piers and a variety of shops, cafés, restaurants and leisure facilities all forming part of the town's appeal. There are a number of schools nearby catering for a range of age groups, while both the railway and bus stations provide regular services towards Norwich, Ipswich and the surrounding areas.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas connected for hot water and central heating, mains sewer, electricity connected.

Viewings: By Appointment Only

Post Code: NR33 0BW

EPC Rating: E

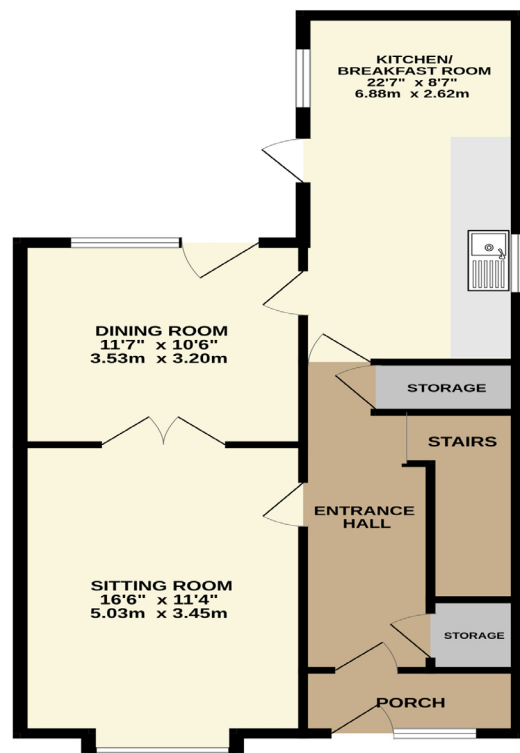
Guide Price : £225,000

Tenure: Freehold

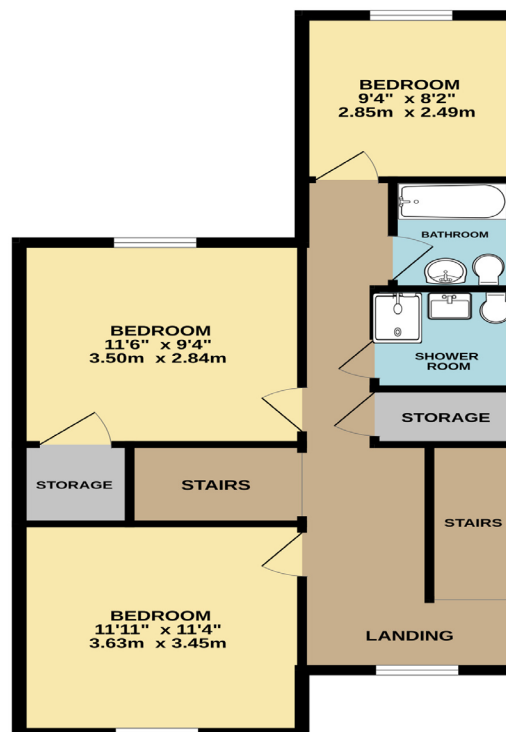
Property Disclaimer:

The property details are for guidance purposes only and do not form part of a legal contract. Whilst every care has been taken in preparation of these particulars; we advise potential buyers to check room measurements as all room measurements are approximate and therefore should not be relied upon. The property is offered subject to contract and availability. Any services, systems or appliances referred to have not been tested by the selling agent unless specifically stated otherwise, and prospective purchasers are advised to satisfy themselves as to their condition and suitability.

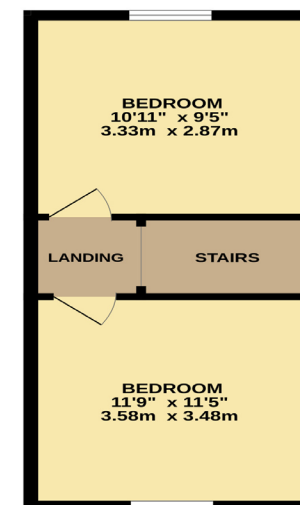
GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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