



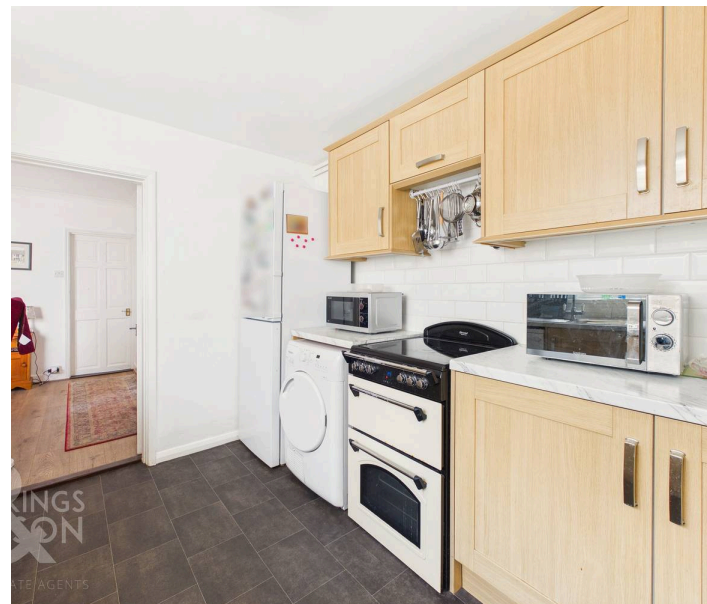
Homestead Cottages Nightingale Road, Lowestoft - NR33 7BZ



Homestead Cottages Nightingale Road

Lowestoft

Well positioned within a stones throw to the BEACH, this charming END-TERRACE COTTAGE offers a rare blend of coastal living and every day convenience, with LOCAL AMENITIES & TRANSPORT LINKS within close proximity ensuring everything you need is within easy reach. Step inside from the welcoming HALLWAY ENTRANCE, where stairs rise to the first floor and doors open to all the ground floor accommodation. The versatile DINING ROOM, currently configured as a generous DOUBLE BEDROOM, provides flexibility for family or guests. The 13' SITTING ROOM is a warm, inviting space, featuring a deceptively large INTEGRATED STORAGE cupboard, perfect for keeping outdoor wear tucked away and a WOOD BURNER for cosy evenings in. BI-FOLDING DOORS lead seamlessly to the impressive 14' CONSERVATORY, a light filled retreat ideal for relaxing or entertaining, with views across the garden. The fully fitted KITCHEN boasts EXTENSIVE STORAGE and ample preparation space, making it a delight for home cooks. Completing the ground floor is a well appointed FAMILY BATHROOM,



including a shower over the bath for added practicality. Upstairs, THREE BEDROOMS open from the landing, each offering comfortable accommodation, complimented by a three piece SHOWER ROOM. Stepping outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

- End-Terrace Cottage
- Just A Stones Throw From The Beach
- Bi-Folding Doors Opening To The 14' Conservatory
- 13' Sitting Room With Wood Burner & Separate Dining Room
- Fully Fitted Kitchen With Extensive Storage
- Three Bedrooms Opening From The Landing
- Ground Floor Bathroom & First Floor Shower Room
- Private & Enclosed Garden

The property is situated in the unspoilt village of Pakefield. Situated West of the A12 making the towns of Lowestoft and Southwold easily accessible. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award winning Lowestoft beach is right on your doorstep.



The area boasts a thriving community complete with shops, restaurants and public houses.

SETTING THE SCENE

Tucked away at the end of this quiet row of cottages, the property is set back from the road and features a low maintenance frontage enclosed by a low level brick wall. A brick weave pathway leads directly to the main entrance at the front.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall offers a perfect meet and greet space, featuring handy storage tucked away beneath the stairs and hard wearing wood effect flooring underfoot for ease of maintenance. Positioned at the front of the property, the versatile dining room is currently utilised as a double bedroom and features a cosy wood burner, though it could comfortably accommodate a formal dining table. At the end of the hallway, you are welcomed into a free flowing reception space. The 13' sitting room benefits from deceptively spacious, full width integrated storage cupboard and continuation of the hard flooring. This inviting room allows for a variety of soft furnishing layouts centred around a feature fireplace with a second wood burner. From here, bi-folding glass doors open directly into the 14' conservatory, which provides plenty of additional space for dining and relaxation while offering lovely views over the garden. Adjacent to the sitting room, the fully fitted kitchen offers extensive storage from a range of wall and base units, with freestanding space for an oven and under counter plumbing for a washing machine, tumble dryer and dishwasher. A further door leads through to a rear porch, which provides extra storage space and direct access into both the conservatory and the ground floor family bathroom. This three piece bathroom completes the ground floor accommodation, featuring a P-shaped bath with a shower overhead and a glass screen.

Ascending the stairs to the carpeted first floor landing, you will find loft access overhead and doors leading to three well proportioned bedrooms. These include two generous double rooms, both showcasing original feature fireplaces and uPVC double glazed windows. The third bedroom is a versatile single room, ideal for use as a home office or study. Serving the bedrooms and completing the internal accommodation is a separate three piece shower room, complete with a glass enclosed shower cubicle, vanity storage below the sink and a larger than average wall mounted heated towel rail.

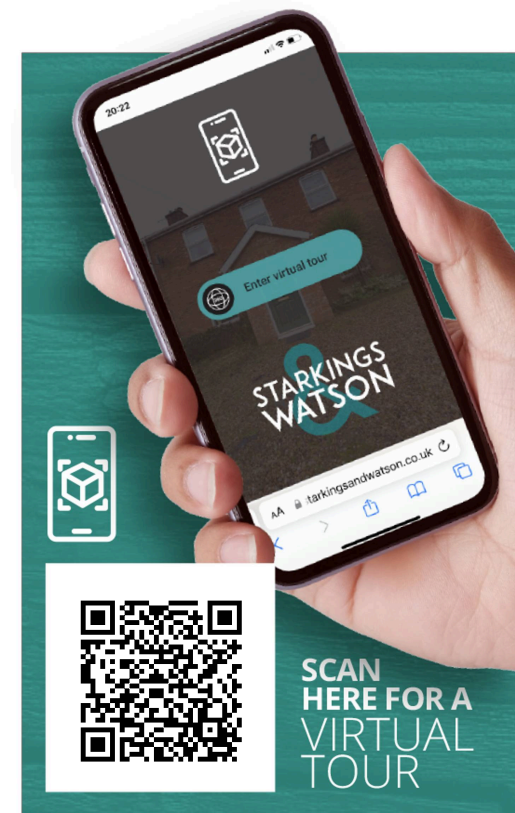
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VIRTUAL TOUR

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



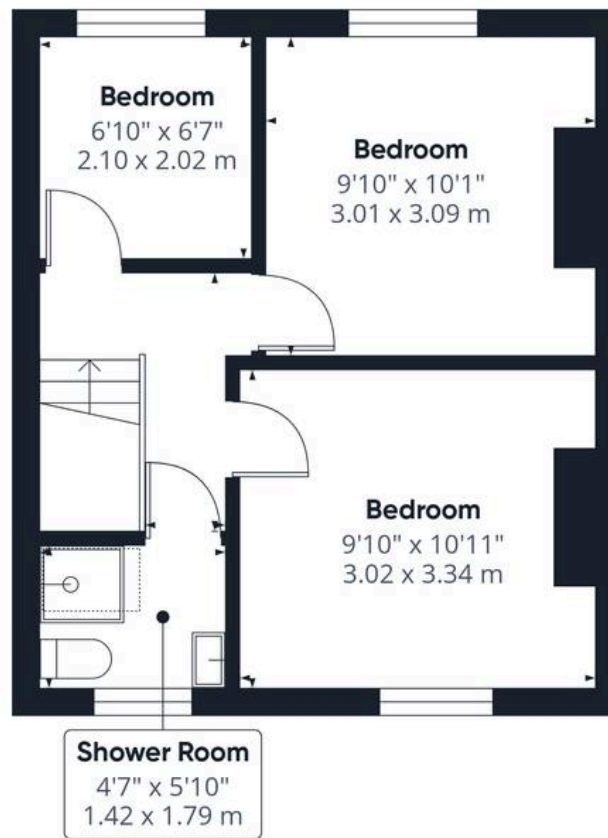
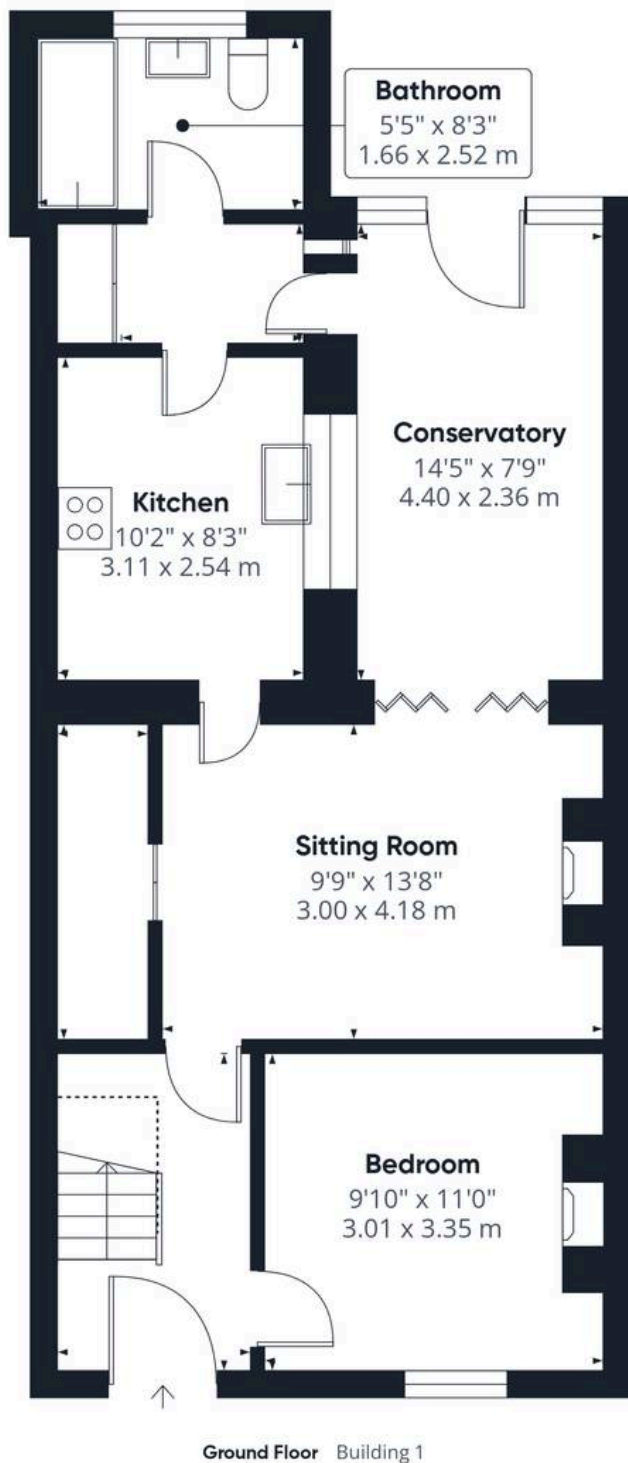




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and has been designed with low maintenance in mind. The space is entirely laid to shingle and features a side wooden latch and brace gate providing easy access to the front of the home. Additionally, two substantial timber storage sheds are present, with the foot of the garden previously used and offering the flexibility to be utilised for off road parking if desired.





Approximate total area⁽¹⁾

969 ft²
89.9 m²

Reduced headroom

11 ft²
1 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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