



Prospect Place, Lowestoft - NR33 7DA



## Prospect Place

Lowestoft

This charming TERRACED COTTAGE STYLE HOME offers an inviting retreat just a SHORT WALK TO THE GOLDEN SANDS OF PAKEFIELD BEACH, perfectly blending coastal living with comfort and convenience. Step inside to discover SEPARATE SITTING AND DINING ROOMS, each tastefully decorated to create a warm and welcoming atmosphere ideal for relaxing evenings or entertaining guests. The MODERN KITCHEN features AMPLE STORAGE and INTEGRATED COOKING APPLIANCES, making it a practical and stylish space for preparing meals. Upstairs, THREE BEDROOMS provide flexible accommodation for families or those needing extra space for hobbies or guests, each having access to the well-appointed THREE PIECE FAMILY BATHROOM SUITE situated on the ground floor. The thoughtful layout ensures a smooth flow from the entrance through to the living spaces and private quarters, creating a sense of spaciousness and privacy throughout. With EASY ACCESS TO ALL AMENITIES AND PUBLIC TRANSPORT, this delightful home combines every-day convenience with the tranquillity of a sought-after seaside location.



The rear garden is FULLY ENCLOSED with colourful planting borders and a handy insulated cabin with its own power supply making the ideal STUDIO/HOME OFFICE space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Terraced Cottage Style Home
- Short Walk To The Golden Sands Of Pakefield Beach
- Separate Sitting & Dining Rooms Each Tastefully Decorated
- Kitchen With Ample Storage & Integrated Cooking Appliances
- Three Bedrooms Each Having Use Of The Three Piece Family Bathroom Suite
- Fully Enclosed Rear Garden Featuring Colourful Planting Beds
- Bespoke Insulated Timber Cabin Making The Ideal Home Office Space Within The Garden
- Easy Access To All amenities & Public Transport

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 set back from the street where a low level brick wall gives way to a low maintenance frontage ideal for some colourful planting or with an iron swinging gate to the front of the home.

### THE GRAND TOUR

A porch style entrance at the front of the property gives the ideal space to slip off coats and shoes before heading into the remainder of the home where stairs for the first floor can be found. Directly ahead, the tile flooring off the lobby gives way to all solid wooden flooring in the sitting room with the space neutrally decorated to create a bright and welcoming atmosphere. UPVC double glazed windows sit towards the front of the property allowing natural light to flow into the room whilst a cosy wood burning fire sits within the fireplace complete with a tiled hearth and solid wooden mantel. Sat just behind this is a versatile dining room with the space being larger than the sitting room, a potential choice of layout could be had between the spaces. The same solid wooden flooring adorns the floors in this space with the addition of uPVC double glazed French doors backing onto the rear garden patio.

From here the kitchen emerges towards the rear of the home where a mixture of wall and base mounted cabinetry are on offer giving way to integrated cooking appliances with an extraction fan above whilst leaving room and plumbing for further white goods and appliances. An updated gas central heating combination boiler adorns the wall towards the very rear of the kitchen with a secondary lobby giving access to the rear garden and a handy storage cupboard.

At the very rear of the property on the ground floor, the three piece family bathroom suite presents itself with a predominantly tile surround, wall mounted radiator and shower head with glass screen mounted over the bath.

The first floor landing gives access into each of the three bedrooms within the home with the smaller of the bedrooms coming towards the very top of the landing making the ideal smaller double bedroom or larger single bedroom with each of the other two bedrooms being more than capable of hosting a large double bed with additional soft furnishings and storage solutions.

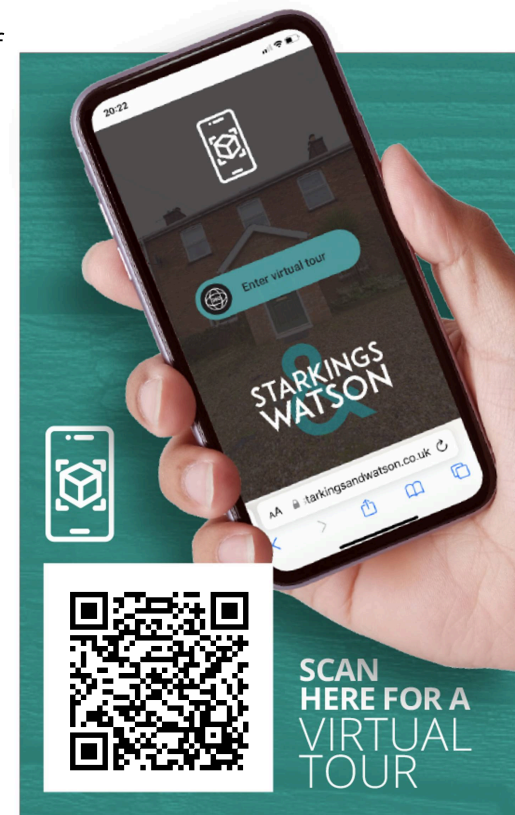
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### VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where mature colourful planting borders create vibrancy to the space. Towards the very rear of the garden, a timber storage shed is accompanied by a bespoke cabin with double glazing and insulation. This space features its own power supply making the ideal studio or home office space.

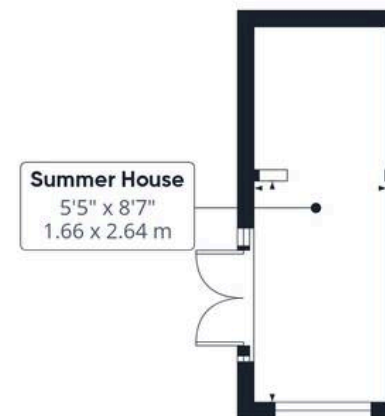




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

899 ft<sup>2</sup>

83.7 m<sup>2</sup>

(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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