

## 6 Wainwright Close, Lowestoft

£210,000 Freehold

This charming 2-bedroom end-of-terrace house is located in the highly sought-after development in a quiet cul-de-sac, presenting itself as an ideal starter home or lucrative investment opportunity. Boasting a larger than average footprint within the development, the property is well-presented throughout and offers comfortable modern living spaces.



## Location

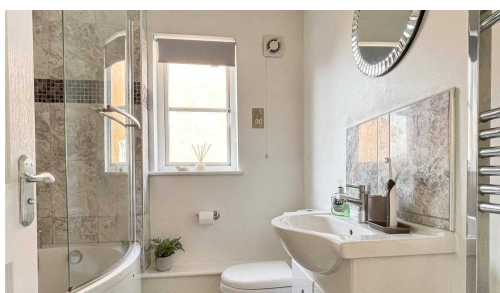
Wainwright Close is located in a desirable and quiet residential area of Lowestoft, offering the perfect balance of coastal living and convenient amenities. Situated just a short drive from the stunning beaches of Lowestoft, this property provides easy access to scenic walks along the coastline and beautiful views of the North Sea. The area boasts excellent local schools, making it an ideal location for families, while the nearby shops, cafes, and restaurants add to the community's charm. Commuters will appreciate the proximity to the A12 and A47, providing seamless connections to Norwich and Great Yarmouth. With a blend of tranquillity, accessibility, and a welcoming neighbourhood, Wainwright Close is a fantastic opportunity for those seeking a relaxed lifestyle in one of Suffolk's most picturesque seaside towns.



## Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, gas, and drainage.

Tax Council Band - B





## Wainwright Close

Upon entering the home via the entrance hall, one is greeted with the open-plan kitchen/breakfast room on the right and the inviting lounge straight ahead. The lounge features sliding doors that lead out to the large, well-maintained rear garden, offering a seamless indoor-outdoor living experience.

The kitchen/breakfast room is thoughtfully designed with functionality in mind, complete with an inset 1½ bowl single drainer sink unit, H&C mixer tap, ample storage space including cupboards and plumbing for a washing machine, extended work surface, gas hob unit, electric oven, and a range of matching wall-mounted cabinets.

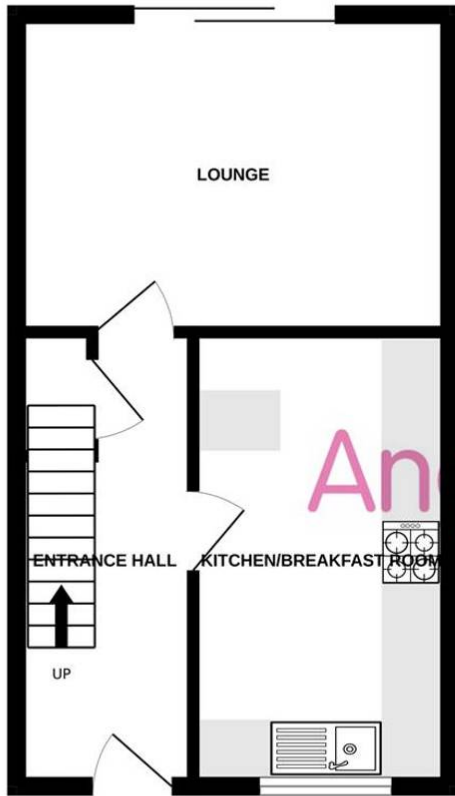
Ascending the stairs leads to the two double bedrooms, both appointed with built-in wardrobes for added convenience. The family bathroom on this level is fitted with a double-width walk-in shower cubicle, electric shower fitting, pedestal wash basin, and a low-level WC, ensuring modern comforts for residents.

Outside, the property offers allocated parking at the front within a wide, open-plan paved area that provides ample off-road parking. A concrete-paved side access leads to the rear garden, which presents a picturesque setting with a raised decked area, lawn, well-stocked flower and shrub beds, and two timber and felt storage sheds. Additionally, there is a bin storage area, and a gate that opens onto an additional tarmacked allocated parking bay for two cars.

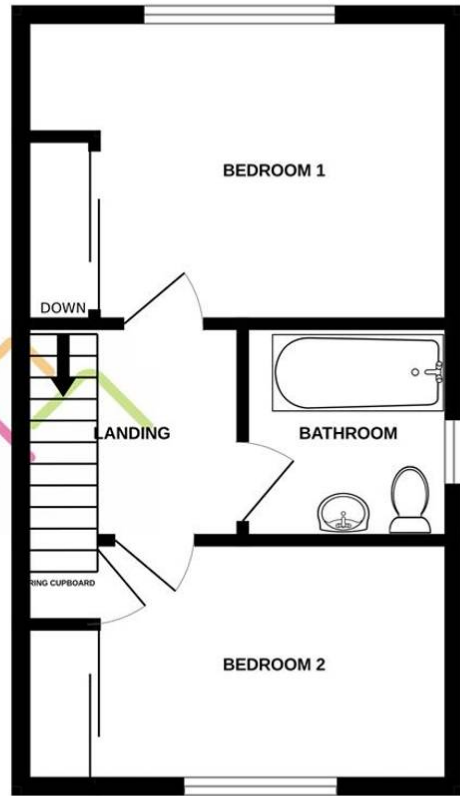
Situated just a short drive away from the sandy beaches of Lowestoft, this property offers a tranquil retreat within a convenient location. With its well-thought-out design and desirable features, this two-bedroom end-of-terrace house is an opportunity not to be missed for those seeking a comfortable and modern living space.



GROUND FLOOR  
326 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.2 sq.m.) approx.



WAINWRIGHT, LOWESTOFT

TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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