



15 Newark Road, Lowestoft

In Excess of £200,000

# 15 Newark Road

## Lowestoft

This semi-detached residence offers an exciting opportunity for those seeking a perfect first home or a renovation project. This chain-free property boasts spacious accommodation, providing a comfortable living environment filled with natural light and potential for personalisation. Don't miss the chance to acquire this home and experience all it has to offer.

### LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.



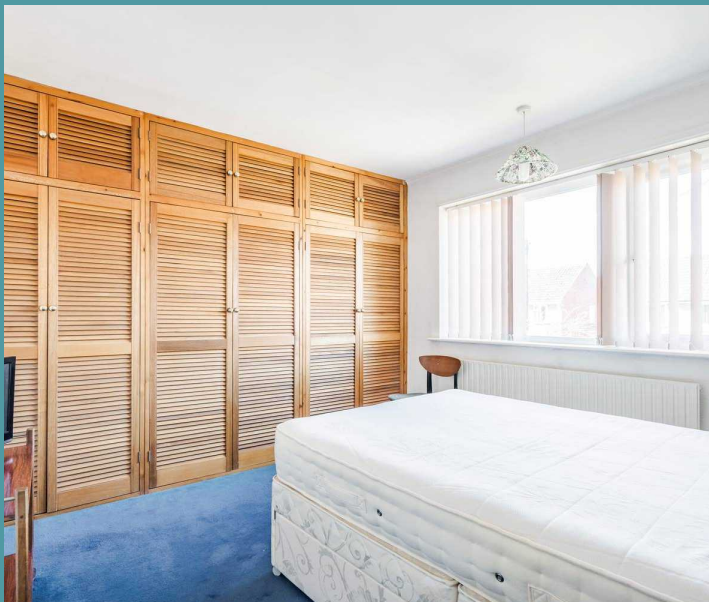
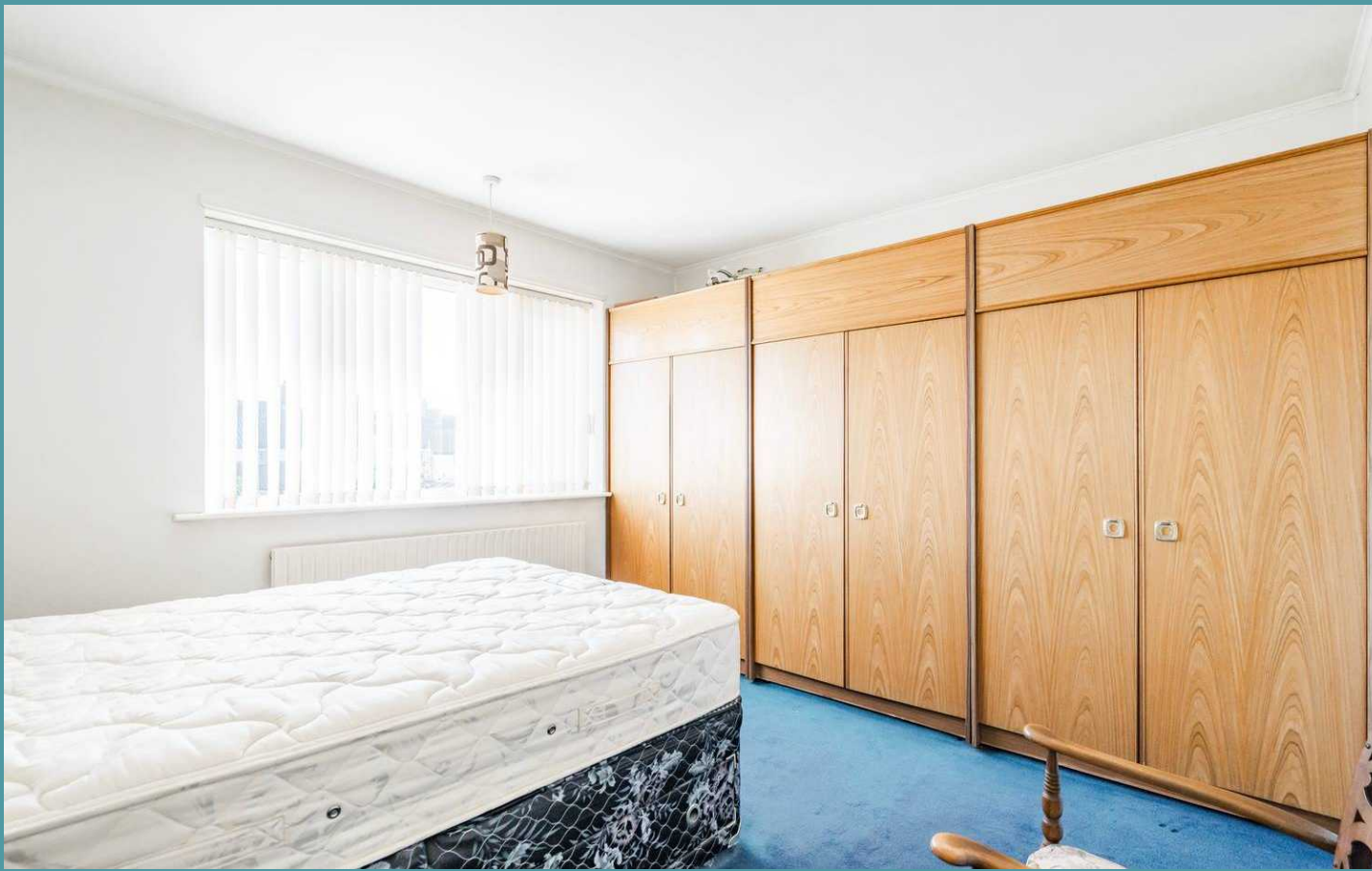
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Upon entering the property, you are greeted by a welcoming entrance hall. Positioned at the front of the residence is a bright and airy sitting room, ideal for relaxation and entertaining guests. The open-plan kitchen/dining room offers a wonderful space for cooking your favourite meals, enhanced by the seamless flow between the two areas. The convenience of a ground floor WC adds to the practicality of the layout, catering to the needs of modern living.

Ascending to the first floor, you will find three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a dressing room, office or storage depending on your own requirements. Completing the upper level is a well-appointed shower room, ensuring comfort and functionality to all residents.

Towards the rear is a well-maintained garden, primarily laid to lawn, bordered by a wide range of plants and shrubbery. The garage is suitable for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. Furthermore, off-road parking is readily available at the rear, ensuring convenience for residents and visitors alike.





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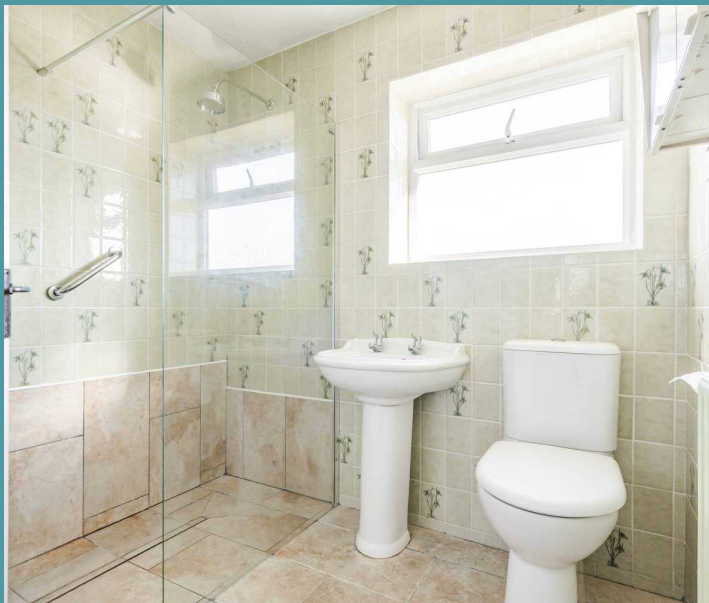
### AGENTS NOTES

We understand that this residence is freehold.

Connected to mains water, electricity, gas and drainage.

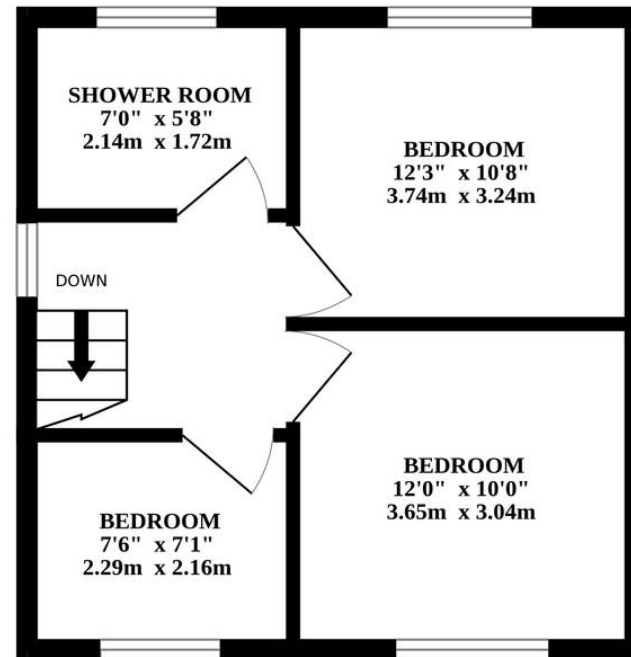
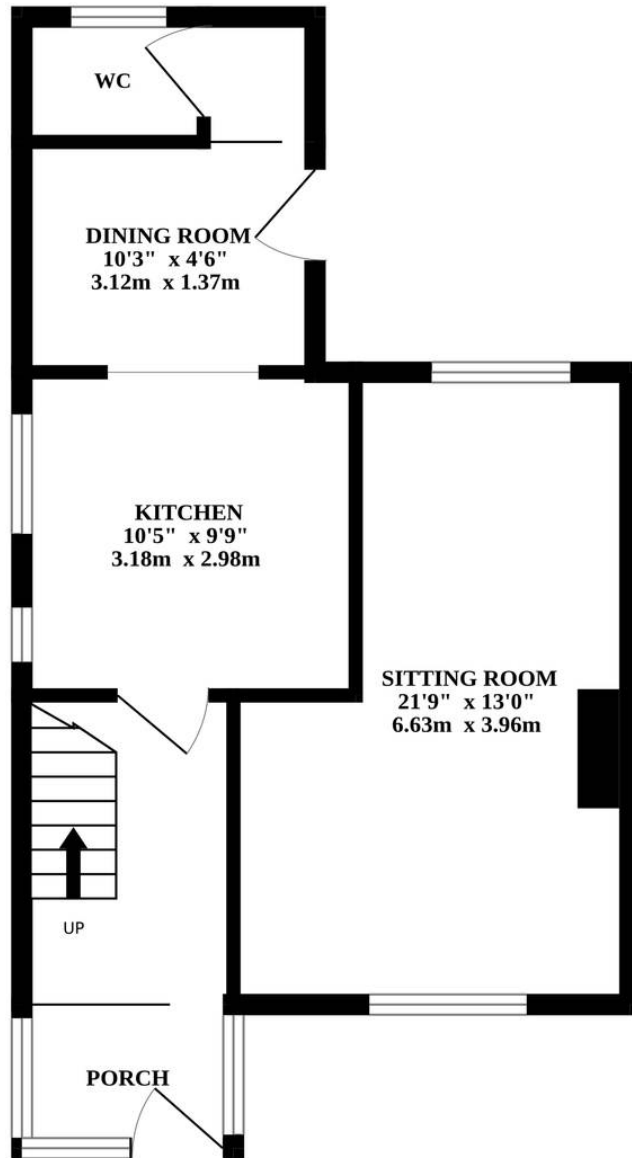
Council Tax Band: B

- Semi-detached residence - chain free
- Perfect first home or a renovation project
- Spacious accommodation
- Comfortable sitting room - filled with natural light
- Open-plan kitchen/dining room
- Convenient ground floor WC
- Three bedrooms & a shower room
- Maintained garden - fully enclosed for privacy
- On-road parking available
- In close proximity to all local amenities and natural surroundings



GROUND FLOOR

1ST FLOOR



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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