



## 9 Breckland Way, Lowestoft

Offers in Region of £325,000



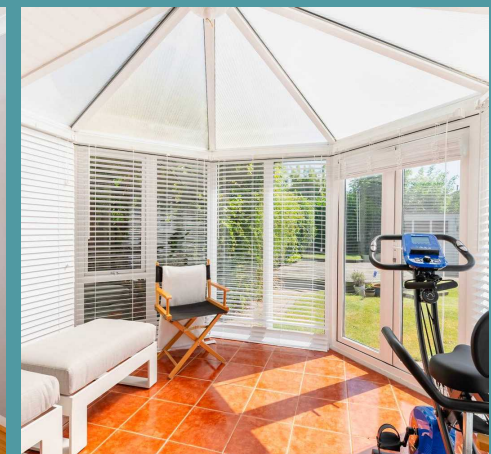
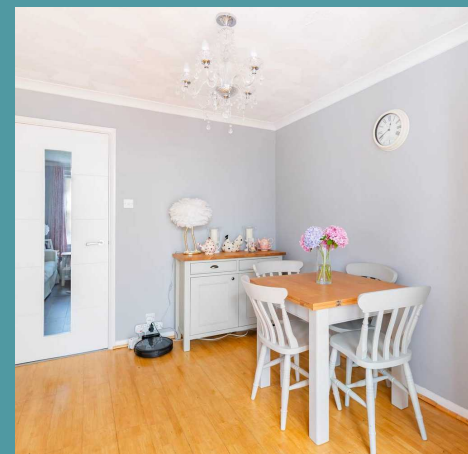
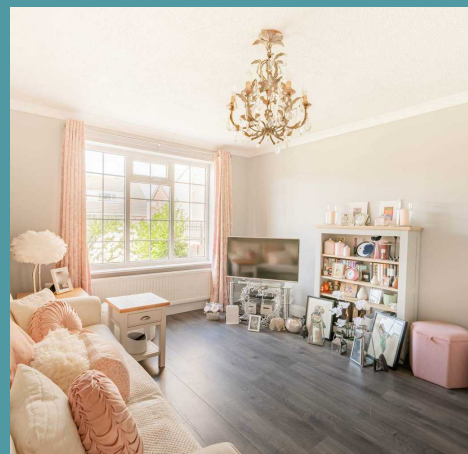
# 9 Breckland Way

## Lowestoft

Welcome to this remarkable detached residence, offering the perfect setting for family living. Situated on a generous size plot in the seaside town of Lowestoft, in close proximity to all local amenities, including schools of all ages, and natural surroundings. Offering a bright and airy interior, versatile layout, a beautifully maintained garden and a wonderful location. Don't miss the chance acquire this residence and make it your home.

### 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.



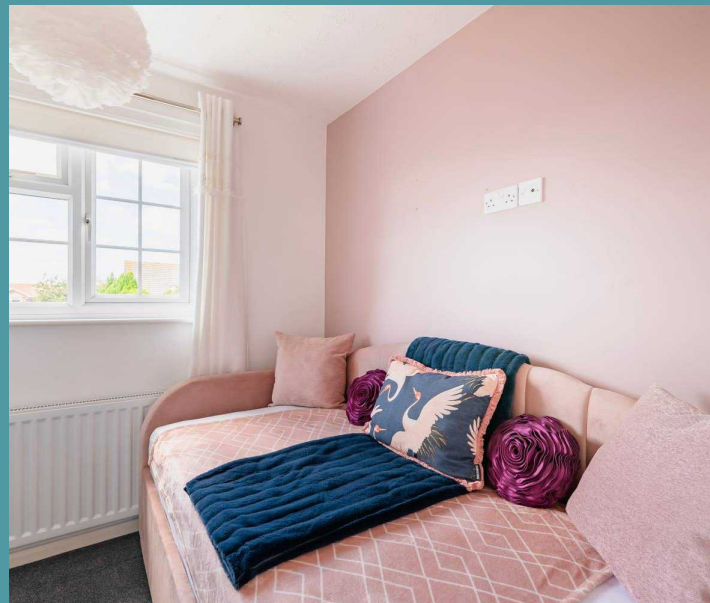


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### Lowestoft

Step inside where you are greeted by a welcoming entrance hall, completed with a convenient WC. You'll immediately be drawn to the inviting sitting room that is filled with an abundance of natural light, creating a wonderful space for relaxation and entertaining. The adjacent dining room encourages gatherings with loved ones, whilst seamlessly flowing into a conservatory, offering views of the garden, allowing you to enjoy the outdoors within the comfort of your home. The kitchen is well-equipped with fitted units and appliances to be able to cook your favourite meals. Offering ample amount of storage space and under-counter areas for your laundry essentials.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a dressing room, study or guest bedroom depending on your own requirements. The bathroom completes the upper level, accommodating all residents in the household.







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Lowestoft

Leading out the double doors onto the patio, where the south-east facing garden is equally appealing. This entertaining patio and decked terrace is ideal for your outdoor furniture to enjoy the afternoon sunshine or your al-fresco dining parties during the summer months. The laid to lawn is well-maintained, bordered by a planted beds and shrubbery. The large wooden shed is perfect for storing your garden equipment and tools. Overall this enjoyable space is privately enclosed so you can unwind in seclusion.

### AGENTS NOTES

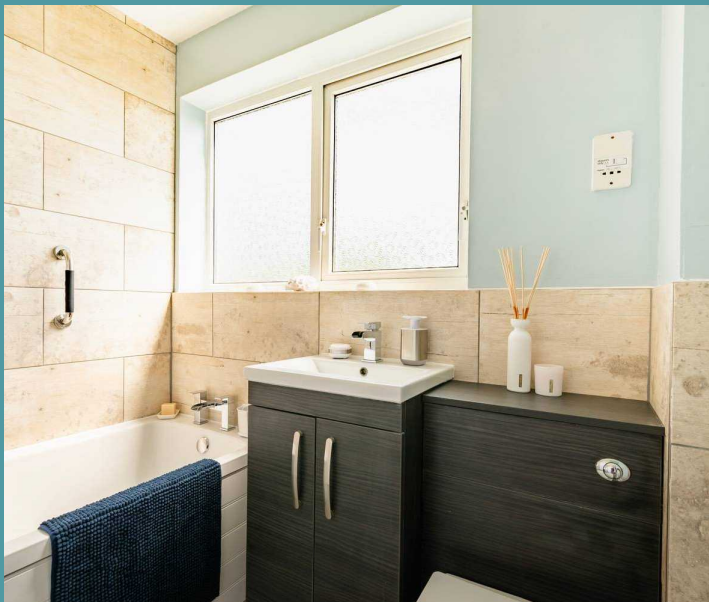
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

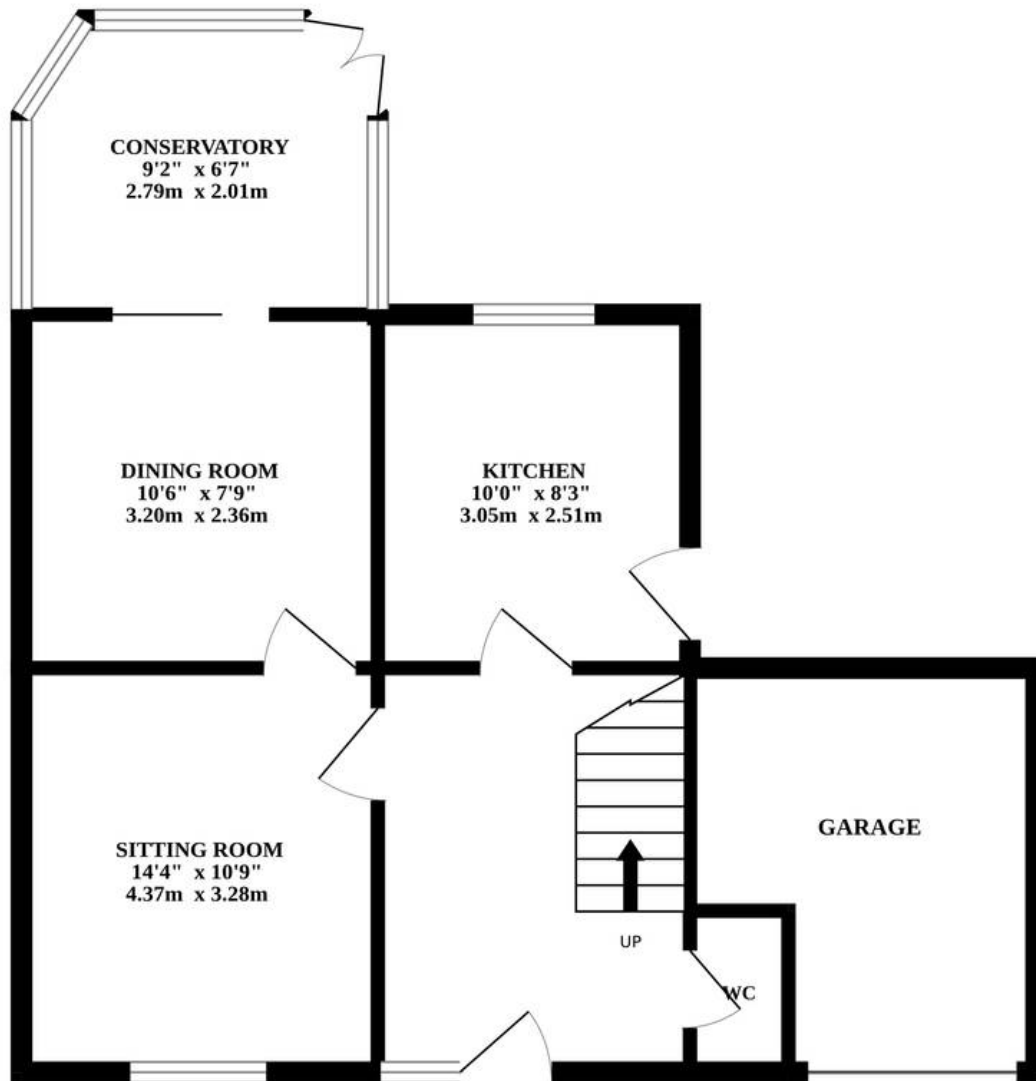
Heating system - Gas central heating.

Council Tax Band: C

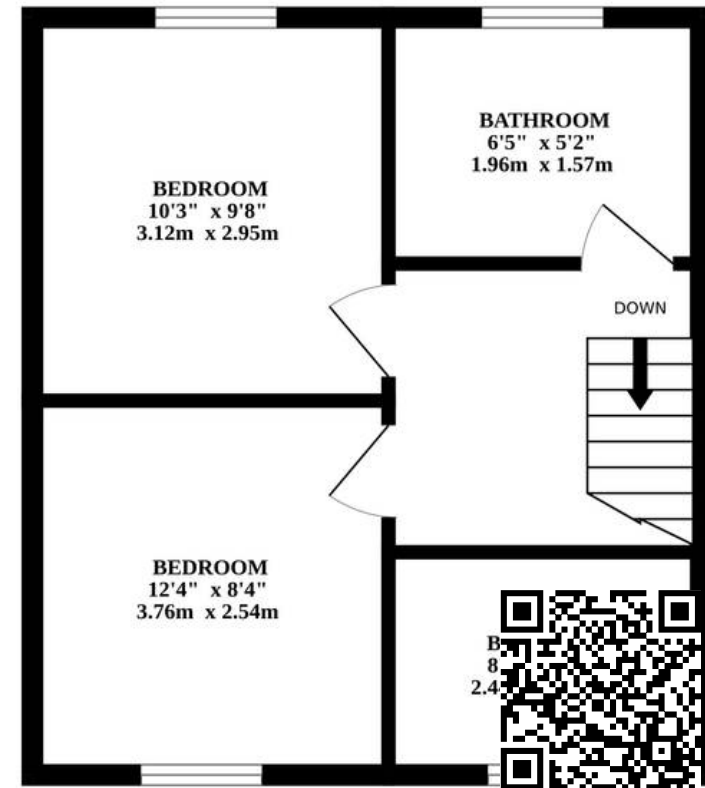
- CHARMING DETACHED RESIDENCE
- PERFECT FAMILY HOME TO ACCOMMODATE A BUSY LIFESTYLE
- COMFORTABLE AND MODERN INTERIOR
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- DINING ROOM & A CONSERVATORY OFFERING GARDEN VIEWS
- THREE BEDROOMS & A FAMILY BATHROOM
- BEAUTIFULLY MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING AND A GARAGE
- SCHOOL CATCHMENT AREA



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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