



## 23 Kingfisher Court, Lowestoft

Offers in Region of £300,000

# 23 Kingfisher Court

## Lowestoft

Welcome to this charming three-bedroom detached bungalow, offering a blend of comfort, style, and convenience, suitable for someone looking to downsize without compromising on style or convenience. With an open-plan kitchen/dining room, a comfortable sitting room with wood burner, a sun-lit conservatory, three bedrooms & a shower room. 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.



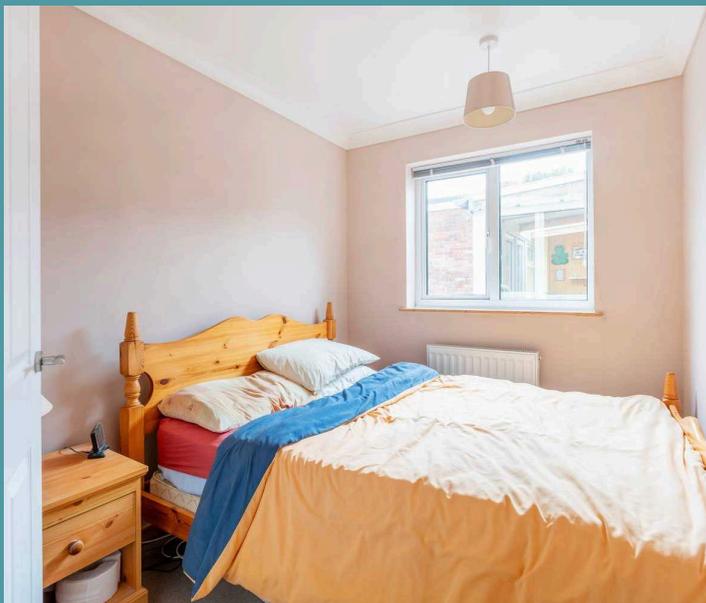


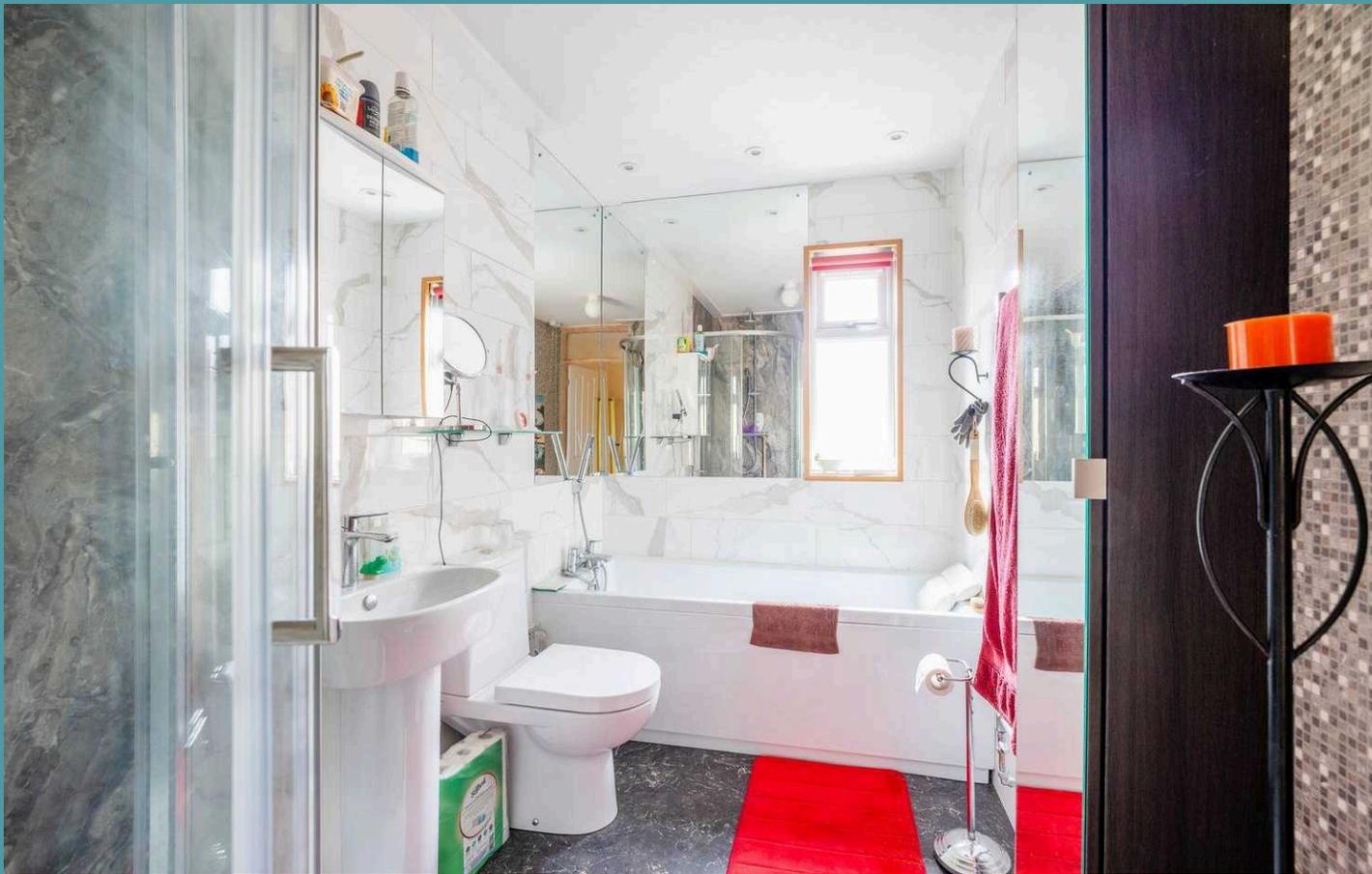
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### Lowestoft

Upon entering the property, you immediately notice the warm and inviting ambiance. The open-plan kitchen/dining room is a focal point of the home, providing a perfect space for family meals or entertaining guests. It is well-equipped with fitted units and appliances to be able to cook your favourite meals, offering ample storage and counter-top space for meal preparation. The comfortable sitting room is perfect for relaxing and unwinding, accentuated by a charming wood burner. Opening into the sun-lit conservatory, offering panoramic views of the garden, allowing you to enjoy the outdoors within the comfort of your own home.

The accommodation comprises three double bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a study, guest bedroom or storage, depending on your own requirements. The bathroom comprises of a modern four piece suite, ensuring convenience and ease to all residents in the household.





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Lowestoft

Outside, the property features a large low maintenance garden, perfect for those who appreciate outdoor living without the hassle of extensive upkeep. The garden is fully enclosed, providing privacy and security for residents to enjoy outdoor activities or simply relax in the sunshine. A brick-weave driveway provides ample off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. Additionally, a garage offers extra storage space for tools, equipment, or vehicles, adding to the practicality of the property.

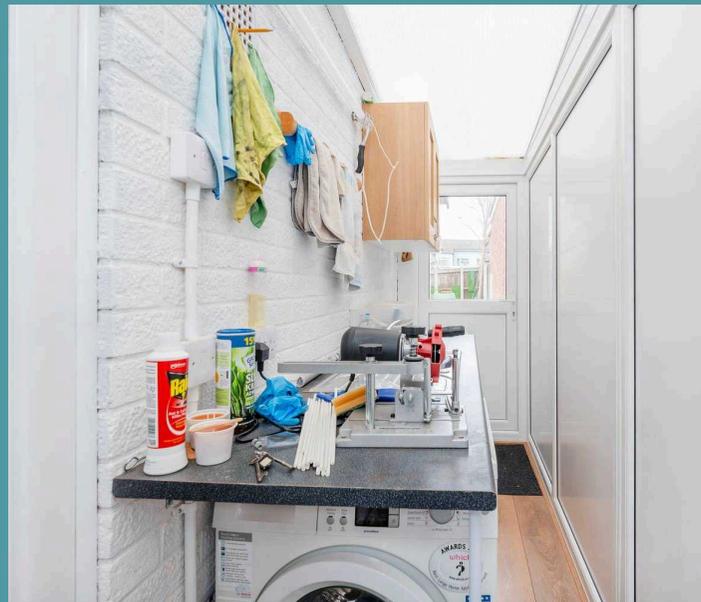
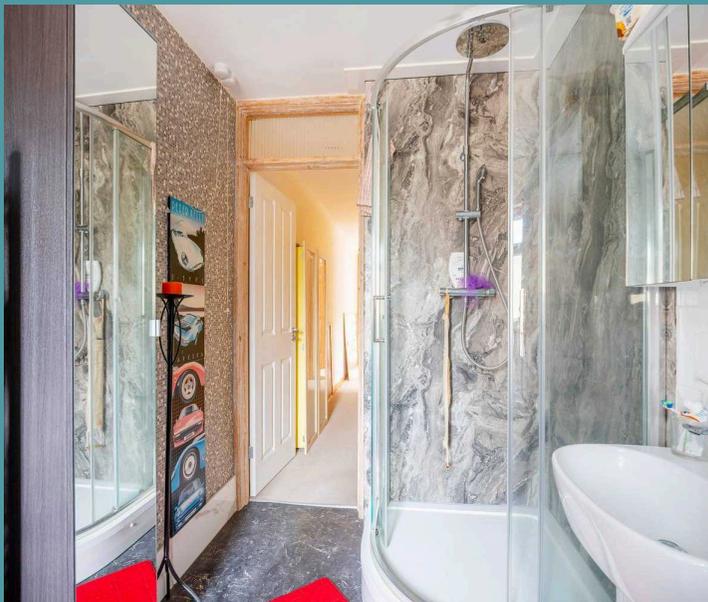
### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band C



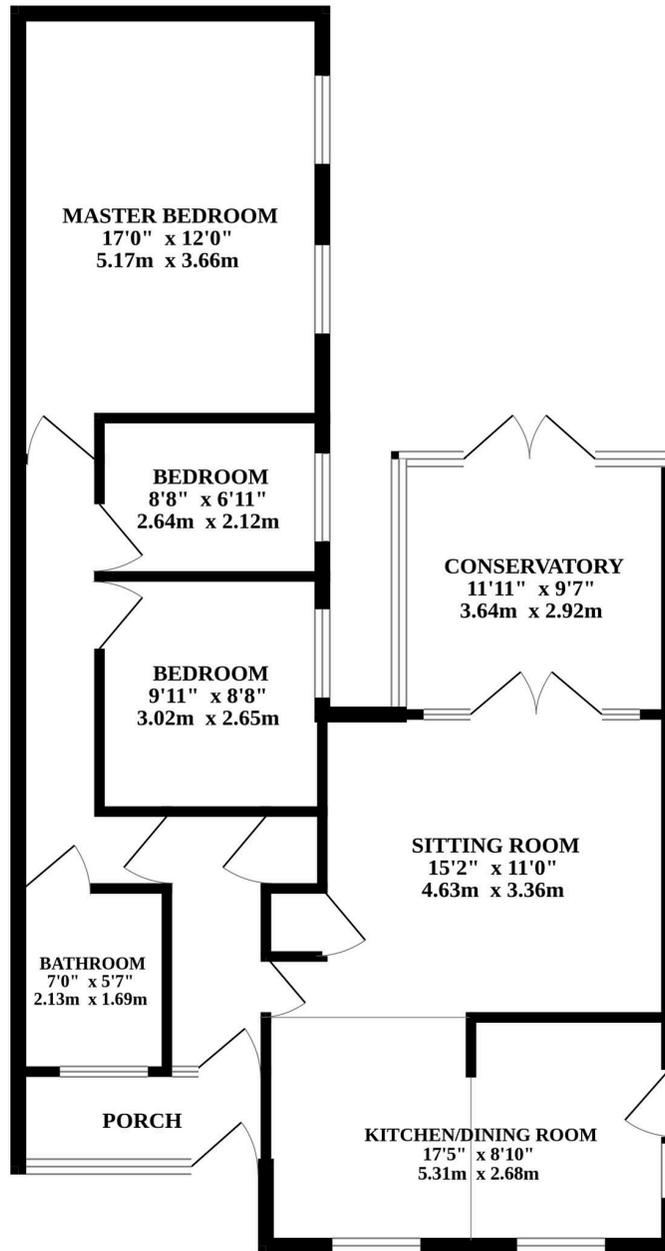
## 23 Kingfisher Court

Lowestoft

- Charming detached bungalow
- Suitable for someone looking to downsize
- Open-plan kitchen/dining room
- Comfortable sitting room - Accentuated by a wood burner
- Sun-lit conservatory offering garden views
- Three double bedrooms & a bathroom
- Large low maintenance garden - Fully enclosed for privacy
- Brick-weave driveway providing off-road parking & a garage
- In close proximity to all local amenities and natural surroundings



GROUND 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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