



65 Somerleyton Road, Lowestoft

Guide Price £285,000

# 65 Somerleyton Road

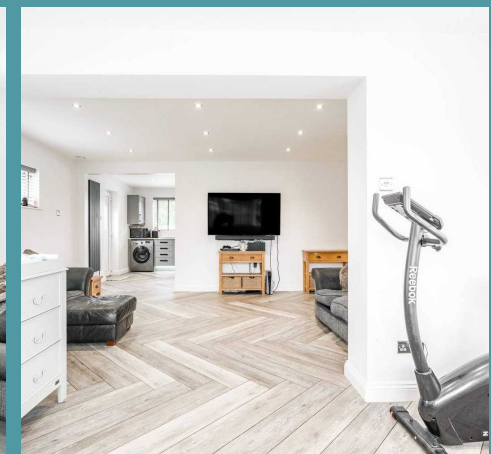
## Lowestoft

This exceptional property presents a opportunity to own a fully renovated, modern three-bedroom bungalow that effortlessly combines functionality with style. It offers the convenience of single-floor living without compromising on comfort, perfect for someone looking to downsize. Don't miss the chance to acquire this delightful residence.

### LOCATION

Oulton is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Close by is Oulton Broad, one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with 2 train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.

Lowestoft is a wonderful seaside destination, 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 Offices, Doctors and Dentists.



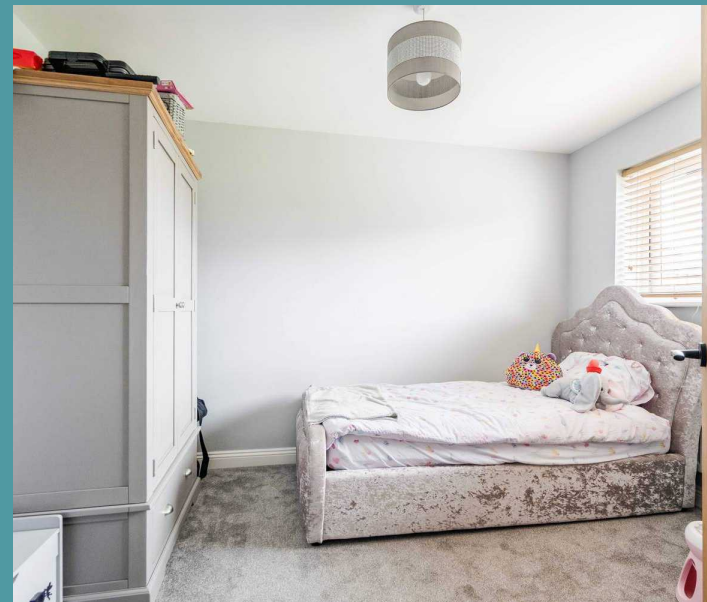
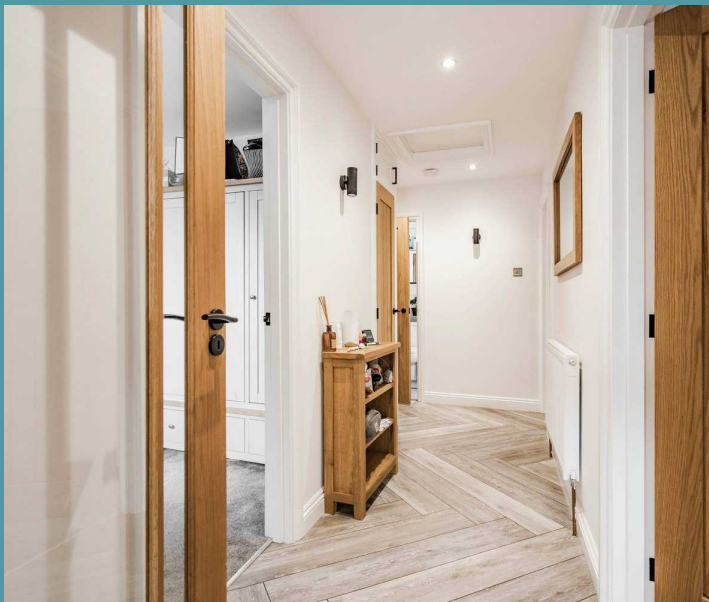
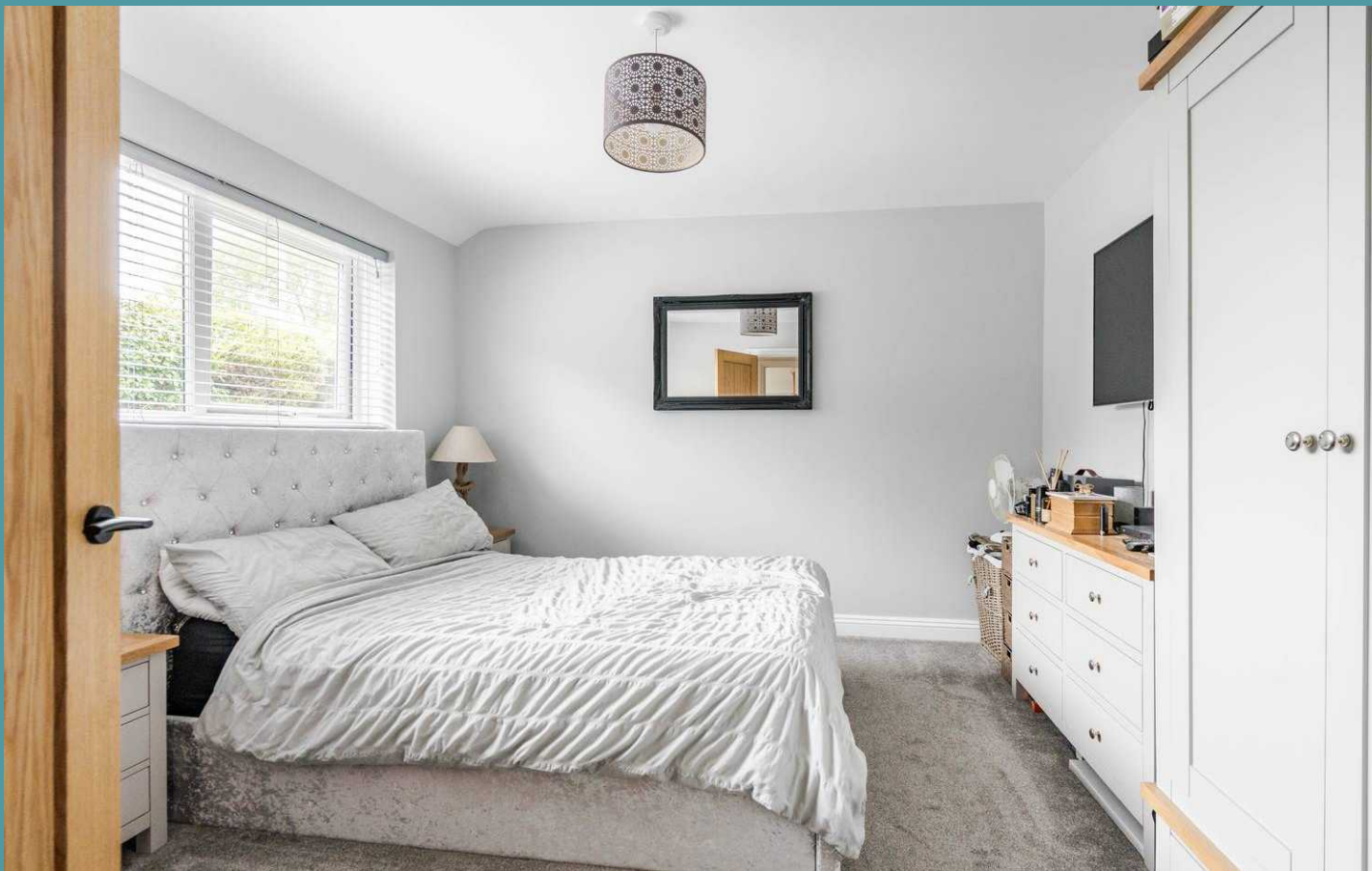
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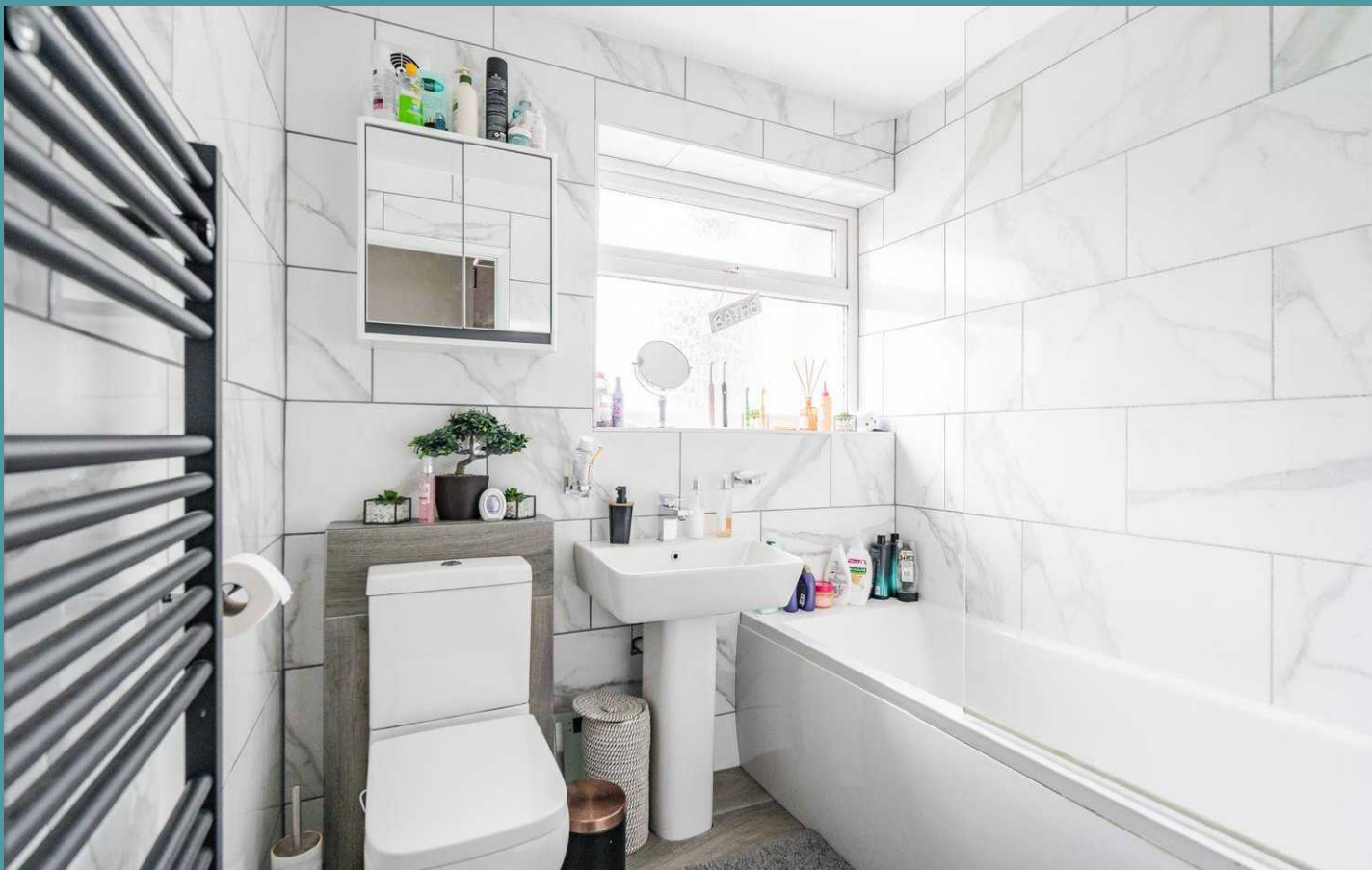
Lowestoft

Step inside where you are instantly greeted by a welcoming entrance hall, allowing access into all rooms. Positioned at the front of the residence is a well-equipped Howdens kitchen, fitted with high quality fixtures and fittings to enhance your cooking experience. At the heart of the home lies an open-plan sitting/dining room, ensuring effortless interaction when hosting occasions and everyday family living. It is perfect for showcasing your comfortable furniture and dining set-up.

The accommodation consists of three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or guest bedroom. The bathroom is fitted with a new three piece suite, accommodating all family members in the household.

Towards the rear is a well-maintained South-facing garden, consisting of a laid to lawn and a patio for your outdoor furniture. It is fully enclosed for privacy so you can enjoy in seclusion. At the front of the residence is a new brick-weave driveway, less than 18 months old, leading to a garage providing ample parking and storage options.





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The property has undergone an extensive renovation, including a full re-wire, new plumbing, re-plastering, and new LVT flooring throughout. For added peace of mind, a top-of-the-range boiler, still under warranty, ensures year-round comfort and efficiency.

### AGENTS NOTES

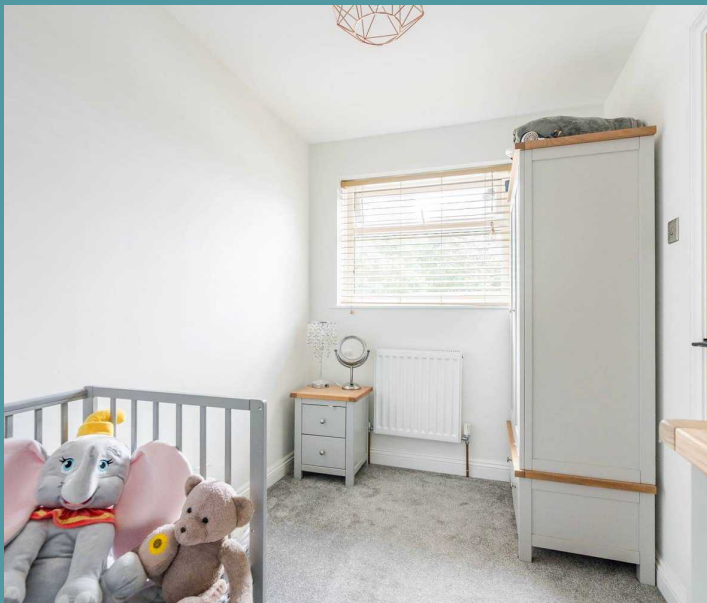
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C

Whole house re-plastered, new skirting and architraves, full re-wire, new fuse board, face-plates with usb sockets, brand new plumbing, new radiators, a top of range boiler still in warranty, new lvt flooring throughout, new carpet in all bedrooms, new Howdens kitchen, new driveway less than 18 months old and a new three piece shower suite.



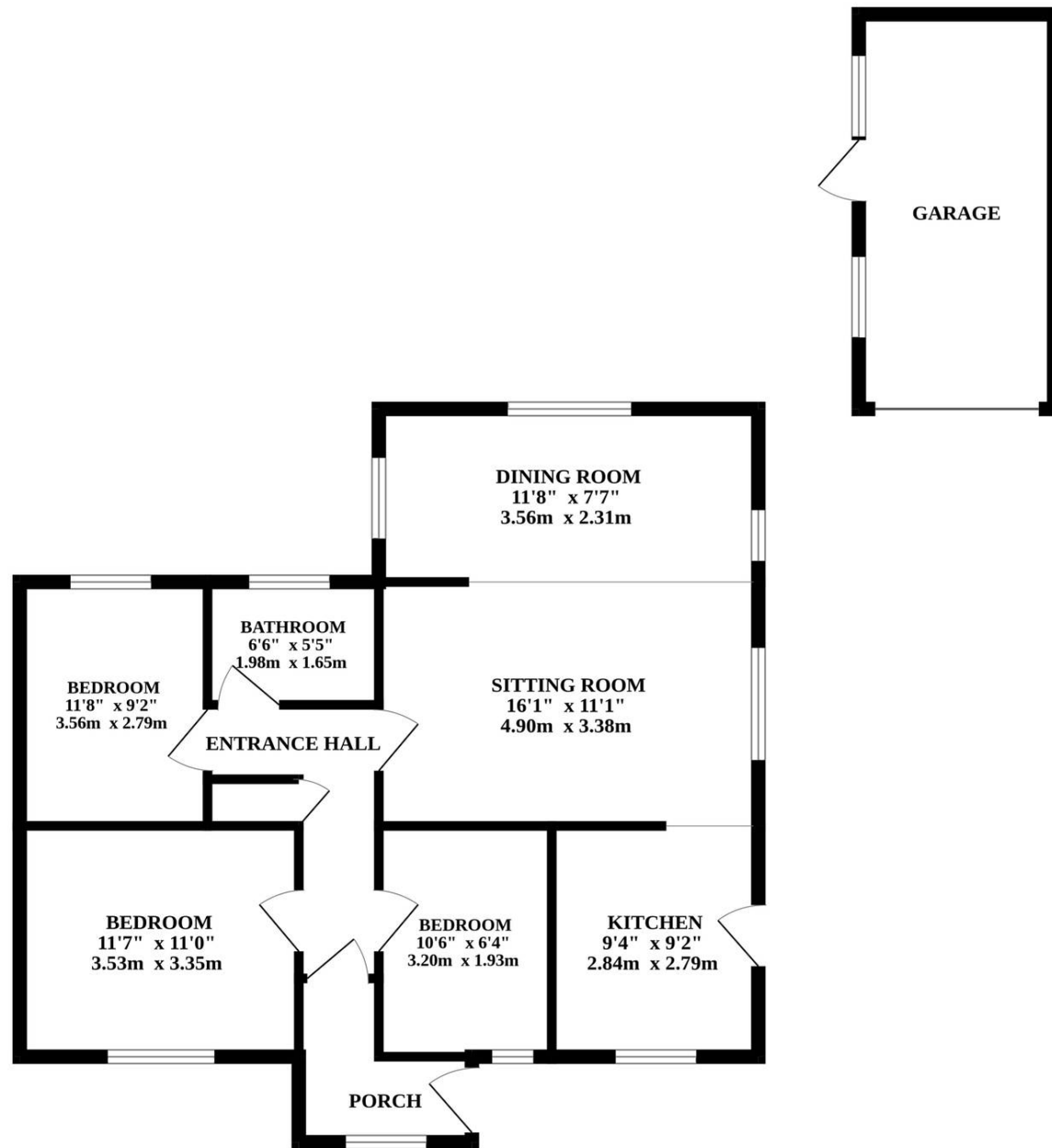
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Lowestoft

- SEMI-DETACHED BUNGALOW - FULLY RENOVATED TO A MODERN STANDARD
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- PERFECT DOWNSIZE WITHOUT COMPRISING ON COMFORT AND STYLE
- WELL-EQUIPPED HOWDENS KITCHEN - NEWLY FITTED
- OPEN-PLAN KITCHEN/DINING ROOM - FILLED WITH NATURAL LIGHT
- THREE BEDROOMS & A NEWLY FITTED BATHROOM SUITE
- WELL-MAINTAINED SOUTH-FACING GARDEN - FULLY ENCLOSED FOR PRIVACY
- NEW BRICK-WEAVE DRIVEWAY (LESS THAN 18 MONTHS OLD) & A GARAGE
- FULL RE-WIRE, NEW PLUMBING, RE-PLASTERED, NEW LVT FLOORING THROUGHOUT & A TOP OF THE RANGE BOILER, STILL IN WARRANTY
- 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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