



14 Cranesbill Road, Lowestoft

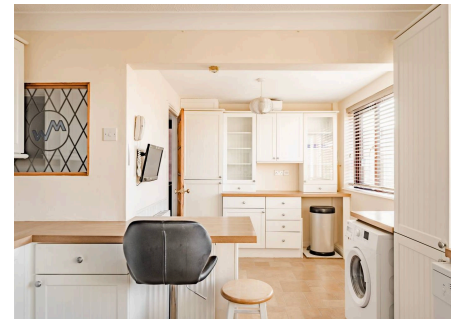
£280,000 Freehold

This impressive 3-bedroom detached house presents an ideal family home, offering modern and spacious accommodation throughout. Ready for you to move into, this property boasts three well-sized bedrooms along with additional loft space, providing versatility and ample storage options.

The convenience of two bathrooms, one on the ground floor and one on the first floor, ensures practicality for everyday living.

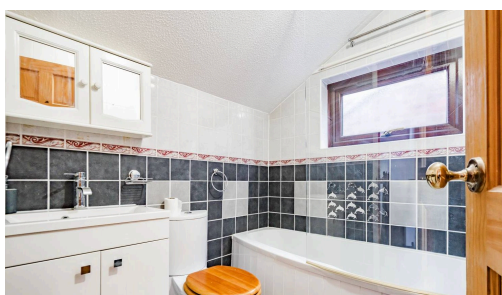
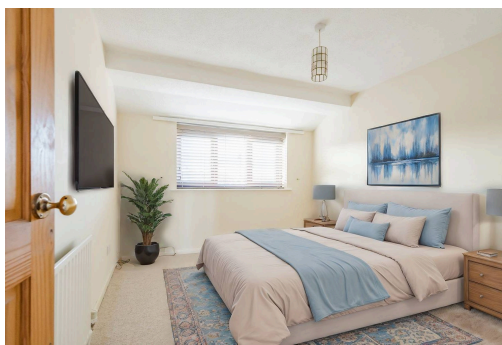
Location

Located in the desirable residential area of Carlton Colville in Lowestoft, Cranesbill Road offers a perfect balance of suburban tranquillity and convenient access to local amenities. This family-friendly location is just a short drive from Lowestoft's stunning coastline, offering beautiful beaches and seaside activities. Nearby, you'll find excellent schools, including the highly regarded Carlton Colville Primary School, as well as local shops, supermarkets, and leisure facilities. For outdoor enthusiasts, the scenic Carlton Marshes Nature Reserve is close by, providing picturesque walks and a chance to explore Suffolk's unique wildlife. With easy access to the A12, connecting you to Norwich and surrounding areas, this property is ideally situated for both commuters and those looking to enjoy the best of coastal living.



Cranesbill Road

As you enter this charming property into the hall, you'll immediately notice the well-thought-out layout. To your left, the kitchen/diner offers a functional space for meal preparation and dining. Continuing through, you'll find the lounge featuring a cosy fireplace and abundant natural light pouring in from the window overlooking the conservatory.



The double doors leading into the conservatory welcome you to a serene space with garden views and ample sunlight. The ground floor is complete with a convenient shower room and under-stair storage.

The first floor of this property houses three generously sized bedrooms, each offering a comfortable living space. The main bedroom includes fitted wardrobes, ensuring ample storage solutions. Additionally, you'll find a well-appointed bathroom and access to the loft space, providing extra storage opportunities.

Externally, this property offers a low-maintenance rear garden with the potential to be transformed into your dream outdoor space. The rear garden is a mix of paved and shingled areas, enclosed by timber fencing, with a shed providing additional storage options. The front of the property features ample parking space, complemented by an ornamental brick wall. The garage provides further storage space with an up and over door for easy access.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

AI staging has been used on photos included in this listing

Council Tax band: C

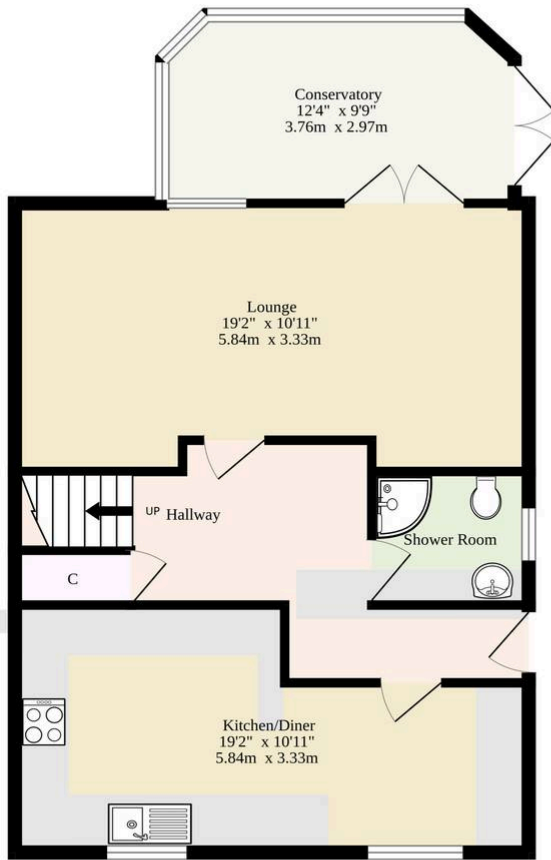
Tenure: Freehold

EPC Energy Efficiency Rating: C

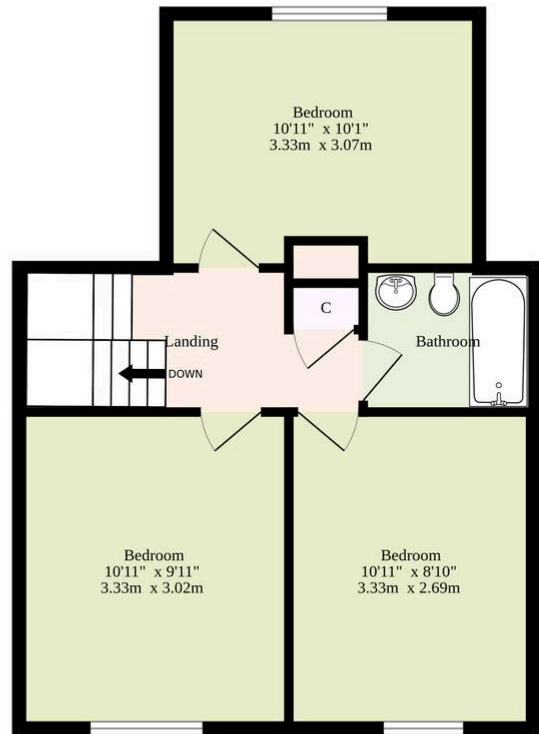
EPC Environmental Impact Rating: D



Ground Floor
511 sq.ft. (47.5 sq.m.) approx.



1st Floor
276 sq.ft. (25.6 sq.m.) approx.



Sqft Excludes Hallway, Landing And Both Bathrooms

TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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