



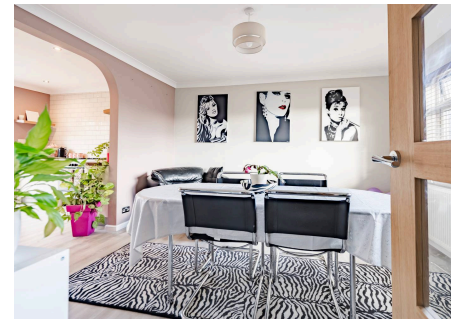
## 12 Harris Avenue, Lowestoft

OIRO £330,000 Freehold

This extended and improved semi-detached four bedroom house presents an ideal family home, boasting substantial accommodation and a corner plot advantageously situated near amenities and transport links. This well designed property offers a blend of comfort, convenience, and style, making it an exceptional choice for those seeking a family home with substantial living space and modern amenities.

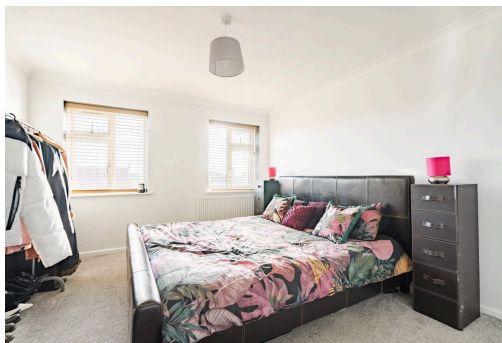
## Location

Nestled in the sought-after area of Lowestoft, Harris Avenue offers the perfect blend of convenience and coastal charm. This property is situated just a short drive from the stunning Suffolk coastline, allowing easy access to sandy beaches and scenic walks along the promenade. The area boasts excellent transport links, with nearby bus routes and the Lowestoft train station providing seamless connections to Norwich and beyond. Families will appreciate the close proximity to well-regarded schools, while local shops, supermarkets, and eateries are all within walking distance, ensuring everyday essentials are just a stone's throw away. For outdoor enthusiasts, nearby parks and green spaces provide ample opportunities for leisure and relaxation. Harris Avenue is an ideal location for those seeking a peaceful, community-focused neighbourhood with all the conveniences of modern living.



## Harris Avenue

Upon entering, the property welcomes you into a spacious hallway leading seamlessly to all areas of the home. The generously sized lounge offers a comfortable retreat, illuminated by natural light streaming through dual-aspect windows.



The open-plan kitchen/diner provides a splendid space for entertaining, featuring modern fittings, integrated appliances, and French doors leading out to the rear garden.

The first floor hosts the master suite, complete with a dressing room and ensuite bathroom, offering a private sanctuary for relaxation. Three additional bedrooms provide ample space for family members or guests, each designed for optimal comfort. The ground floor wet room and first floor bathroom are elegantly finished with contemporary fixtures and fittings.

UPVC double glazing and gas central heating ensure a cosy environment throughout the property, enhancing the overall living experience. The property's close proximity to well-regarded schools, local amenities, and excellent transport links make it a convenient and practical choice for families looking to settle in a thriving community.

Outside, the brick weave driveway offers ample off-road parking, enhancing the convenience of daily living. The expansive rear garden provides a tranquil outdoor space with mature trees, shrubs, and a patio area perfect for alfresco dining and relaxation. External features such as outside lighting and a water tap further enhance the functionality and appeal of the property.

### Agents Notes

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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

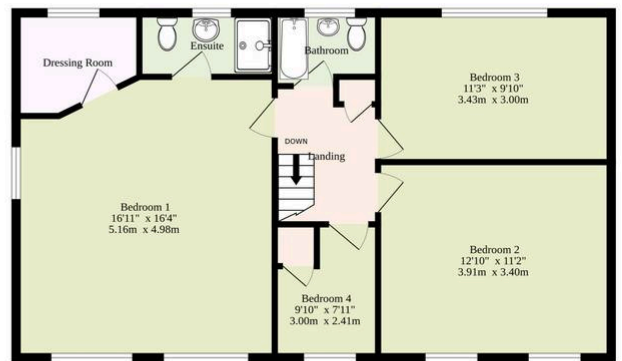
EPC Environmental Impact Rating: C



**Ground Floor**  
816 sq.ft. (75.8 sq.m.) approx.



**1st Floor**  
567 sq.ft. (52.7 sq.m.) approx.



Sqft Excludes Hallway, All Bathrooms, Landing And Dressing Room

**TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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.  
Made with Metropix ©2024