



3 Celandine Close, Lowestoft  
£200,000

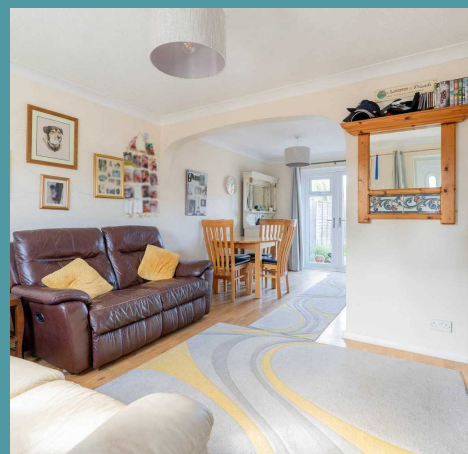
## 3 Celandine Close

Oulton Broad, Lowestoft

Presenting this charming two bedroom end of terrace residence, perfectly suited for a first-time homebuyer or an investor looking for a promising opportunity. Situated in a sought-after location, this well-presented property offers a bright and airy interior ready for you to put your personal touch and make it your own. Don't miss the chance to make this property your own and embrace a lifestyle of comfort, convenience, and endless possibilities.

### LOCATION

Oulton Broad is 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.





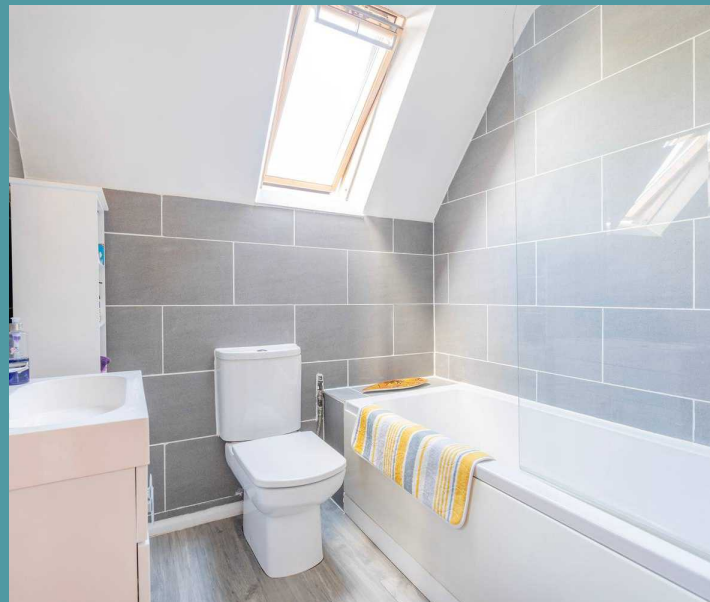
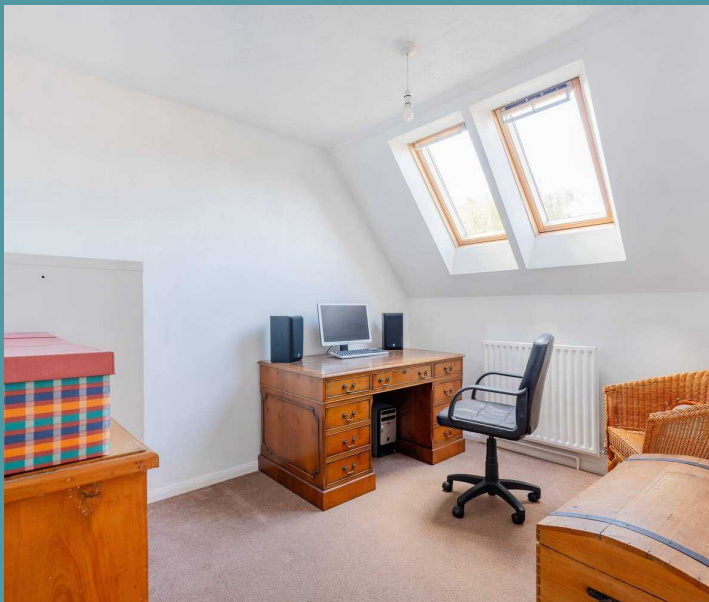
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Upon entering, you are welcomed into a spacious open-plan sitting/dining room, flooded with natural light that creates a warm and inviting atmosphere for both relaxation and entertainment. The well-equipped kitchen complements the living space, providing functionality and convenience for every-day living. Fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation.

Ascend to the first floor where you will encounter two comfortably sized bedrooms, each thoughtfully designed to offer relaxation and privacy. The bathroom completes the upper floor, accommodating all residents in the household.

Towards the rear is a well-maintained garden, primarily laid to lawn, with a patio area for your outdoor furniture during the summer months. The addition of a storage shed is suitable for your garden equipment and tools. Overall, this garden is fully enclosed so you can enjoy in seclusion. Convenience is key with a driveway that provides off-road parking for multiple vehicles, along with the added benefit of a garage for secure storage or a workshop area.





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Oulton Broad, Lowestoft

The property's location offers close proximity to all local amenities, including shops, schools, and healthcare facilities, making it an ideal choice for those seeking convenience and a well-connected lifestyle. Whether you are looking for a cosy home to settle into or a promising investment venture, this end-terrace residence ticks all the boxes for a comfortable and convenient living experience.

### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

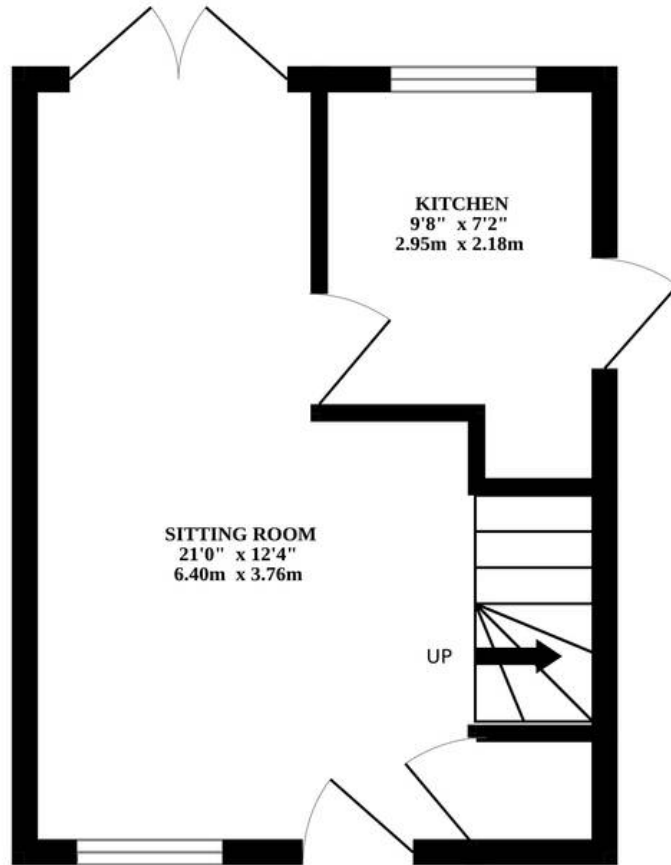
Double glazed windows.

Council Tax Band: A

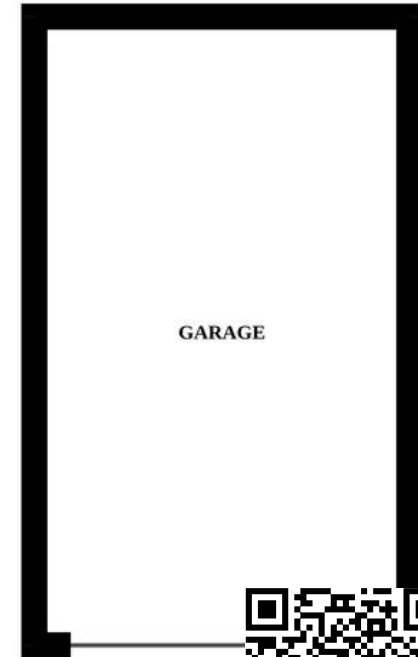
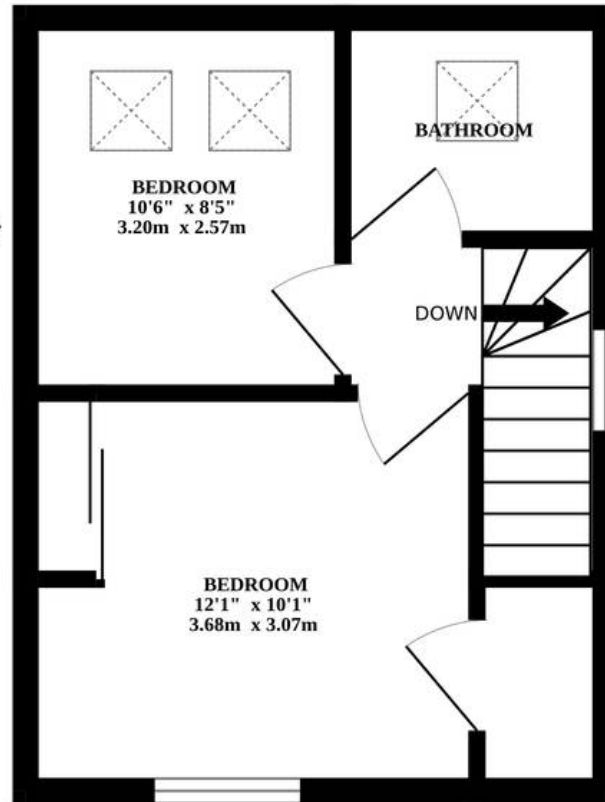


- END-TERRACE RESIDENCE
- PERFECT FIRST HOME OR INVESTMENT PURCHASE
- WELL-PRESENTED THROUGHOUT
- BRIGHT AND AIRY INTERIOR - READY FOR YOU TO MAKE YOUR OWN
- OPEN-PLAN SITTING/DINING ROOM - FILLED WITH NATURAL LIGHT
- WELL-EQUIPPED KITCHEN
- TWO BEDROOMS & A BATHROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING AND A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

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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