



## 7 Elm Coppice, Lowestoft

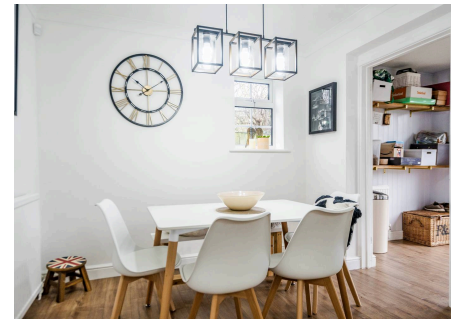
Offers over £325,000 Freehold

Minors and Brady are happy to bring to market this modernised 4-bedroom detached house that stands as an immaculate family home, offering a secluded corner plot for serene living. Boasting a strategic location only a short distance from the beach and in close proximity to local amenities, this property presents an ideal blend of convenience and tranquillity.



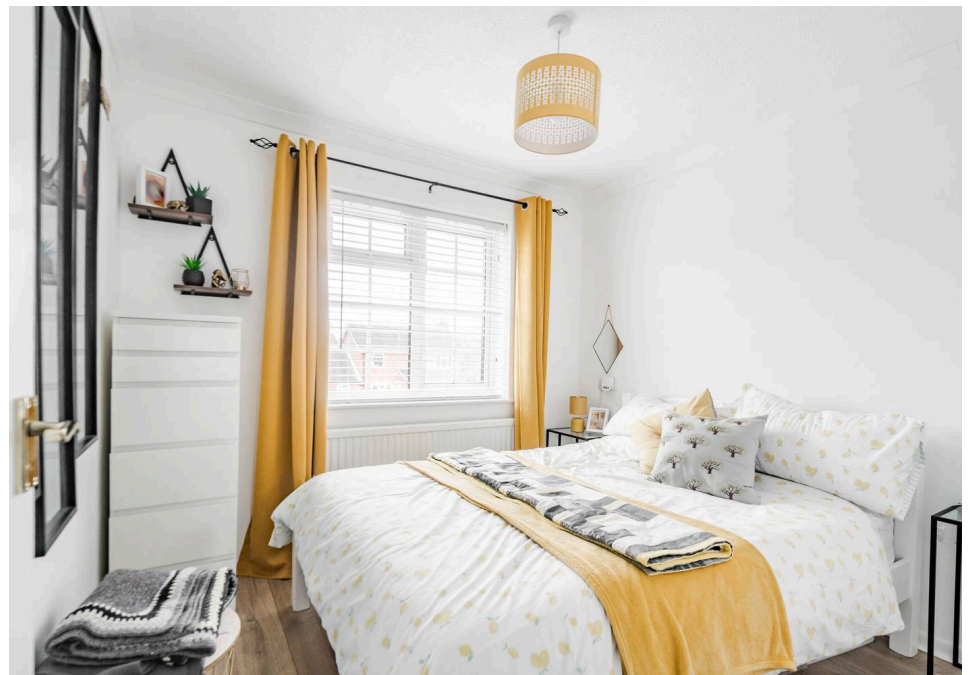
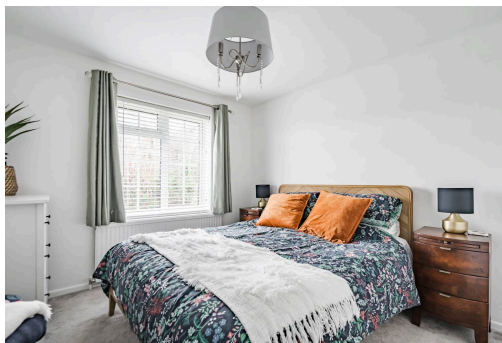
## Location

Nestled in the charming and sought-after area of Lowestoft, Elm Coppice enjoys an enviable location that combines tranquillity with convenience. Situated just moments from the stunning Suffolk coastline, this property offers easy access to picturesque beaches and scenic walks. Families will appreciate the proximity to well-regarded schools and local amenities, including shops, restaurants, and leisure facilities. For commuters, excellent transport links connect you to the nearby town centre and beyond, with Lowestoft railway station offering direct services to Norwich and Ipswich. Perfectly positioned for both relaxation and practicality, Elm Coppice provides the ideal setting for a vibrant yet peaceful lifestyle.



## Elm Coppice

As you enter the home, the hall leads you to discover the thoughtfully designed interiors. To the right, a convenient ground floor WC awaits, while the left reveals a spacious lounge adorned with a feature fireplace and bay front windows that invite natural light to fill the space.





The heart of the home lies in the open-plan kitchen/dining room, featuring a full range of modern wall and base storage units surrounding extended work surfaces, and an integrated gas hob and oven. Adjoining this space is a utility room with access to the rear garden, where outdoor enjoyment beckons.

Ascending to the upper level, four generously proportioned bedrooms await, offering versatile living arrangements to accommodate your needs. The first floor is complete with a family bathroom featuring a vanity unit, a panelled bathtub with an electric shower unit, and a low-level WC. The property exudes a harmonious flow of space and functionality, catering to the demands of modern family living.

Outside, the well-maintained front and rear gardens provide ample outdoor space for recreation and relaxation. A driveway leading to a detached brick-built garage ensures convenient off-road parking, while a timber summerhouse and side storage area enhance the outdoor experience, offering a perfect setting for family gatherings or quiet moments of respite.

### Agents Notes

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

Council Tax band: D

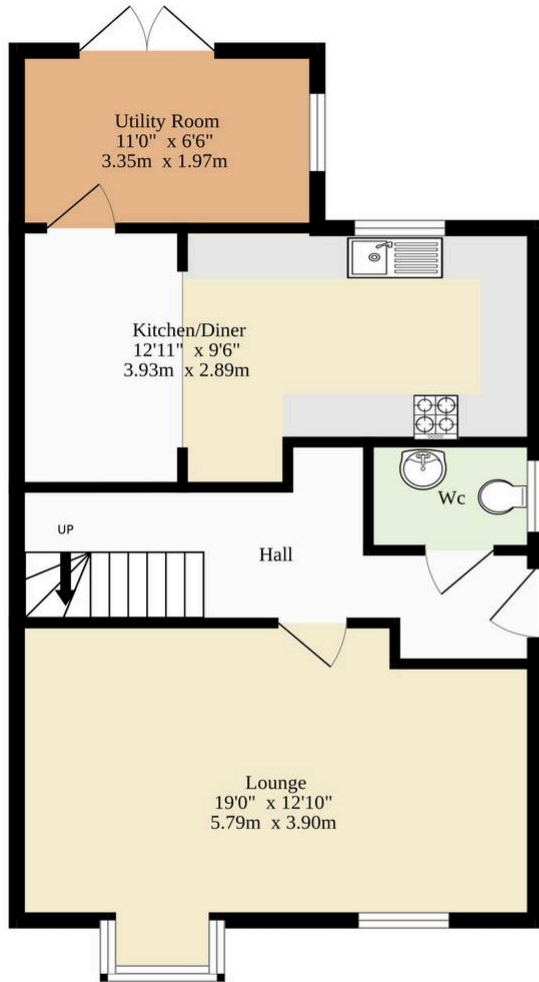
Tenure: Freehold

EPC Energy Efficiency Rating: D

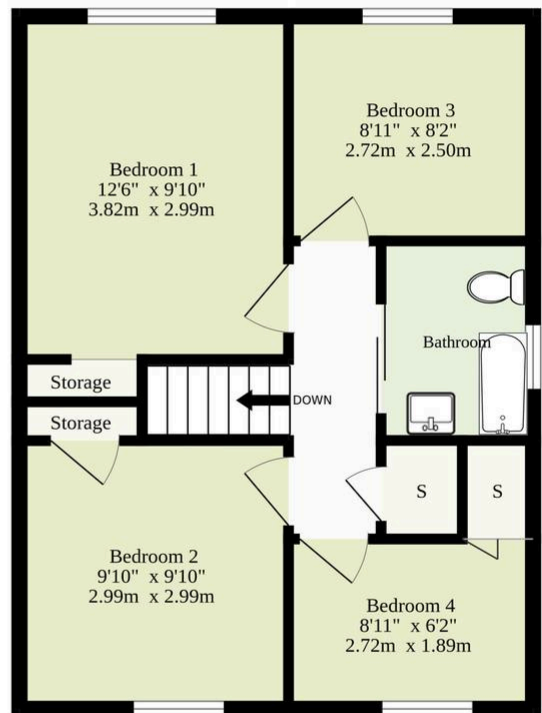
EPC Environmental Impact Rating: D



**Ground Floor**  
558 sq.ft. (51.8 sq.m.) approx.



**1st Floor**  
474 sq.ft. (44.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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