



## 20 Sunnyfields, Lowestoft

Offers in Region of £275,000

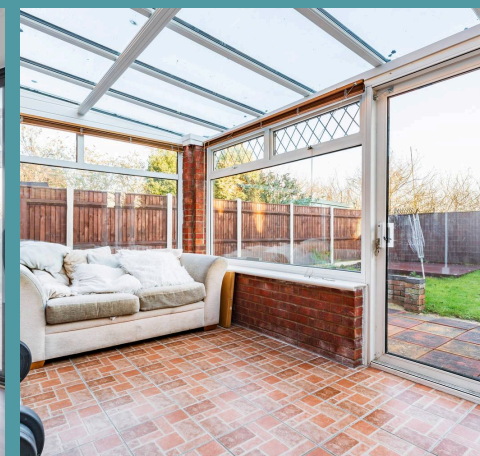
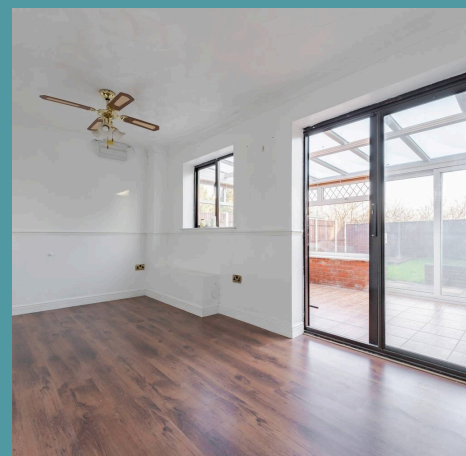
# 20 Sunnyfields

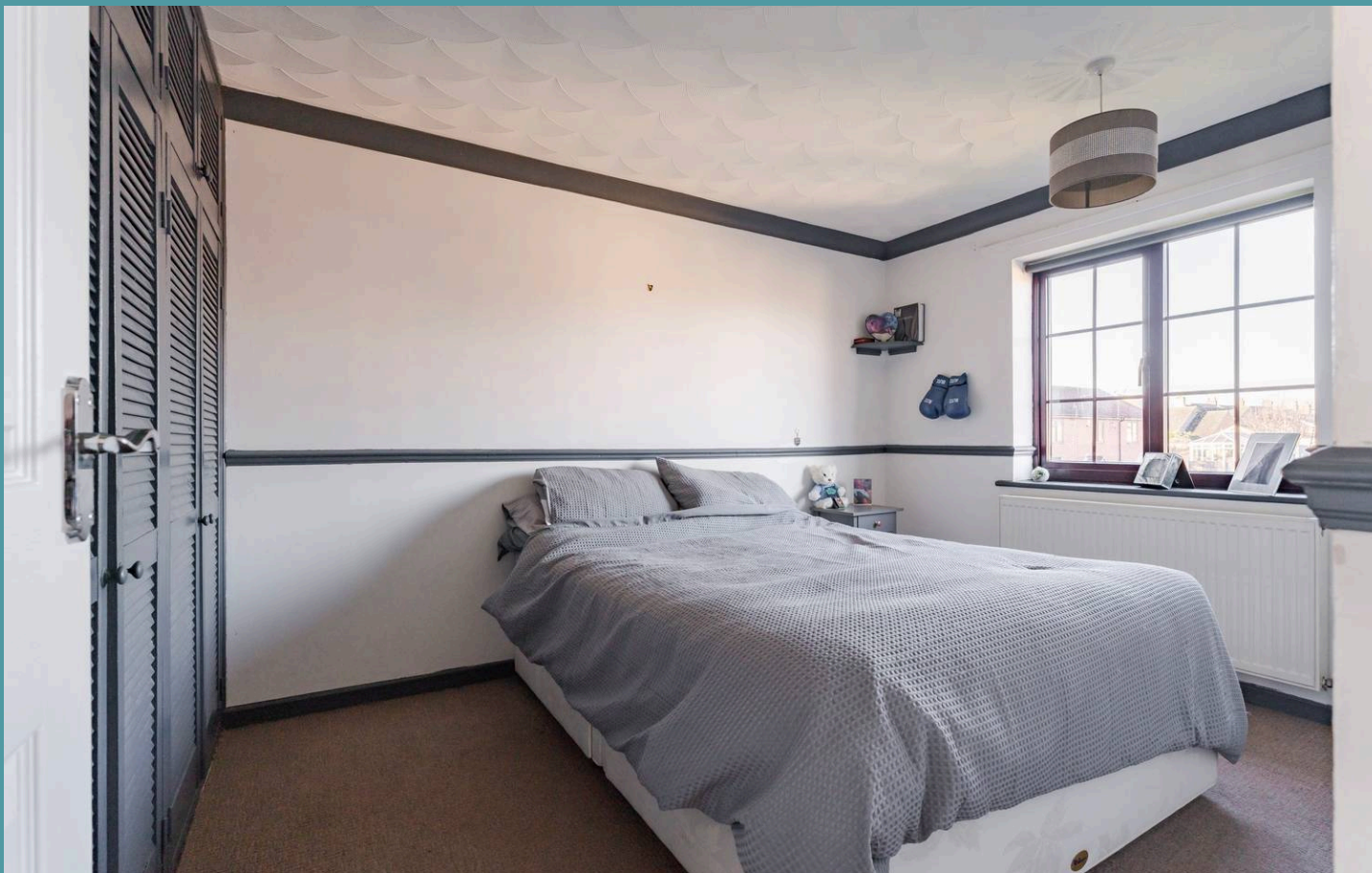
## Lowestoft

Presenting this extended semi-detached house to the market, a beautiful family home offering an abundance of spacious and versatile accommodation. This property is a testament to comfortable living, blending modern conveniences with classic charm to create a welcoming atmosphere. Don't miss the opportunity to make this property your own and experience the lifestyle it offers firsthand. Contact us today to schedule a viewing and take the first step toward calling this remarkable property your new home.

### LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is 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 Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





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Upon entering, you are greeted by a welcoming entrance hall. The well-equipped kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. At the heart of the home lies a comfortable sitting room and formal dining room creating wonderful spaces for family gatherings and entertaining guests. Natural light floods the home through the sun-lit conservatory, offering views of the rear garden, allowing you to enjoy the outdoors within the comfort of your own home.

Ascend to the first floor where you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. The fourth bedroom has the versatility to be a office, dressing room or storage, depending on your own requirements. The bathroom completes the upper floor, comprising of a modern three piece suite.

To the front of the property, a driveway provides convenient off-road parking, ensuring ease of access for residents and visitors alike.

Towards the rear you'll discover a well-maintained garden, consisting of a patio area and a laid to lawn, with a decked terrace is suitable for your outdoor seating arrangements. The addition of a wooden shed is ideal for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion.





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### AGENTS NOTES

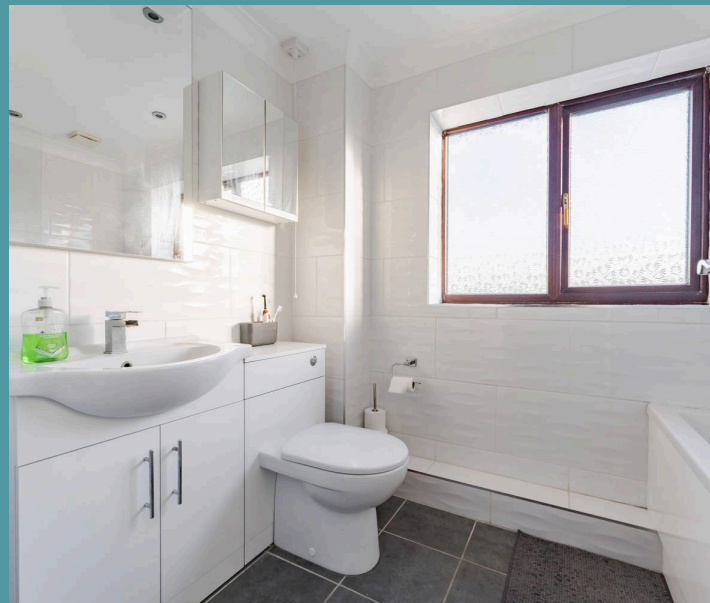
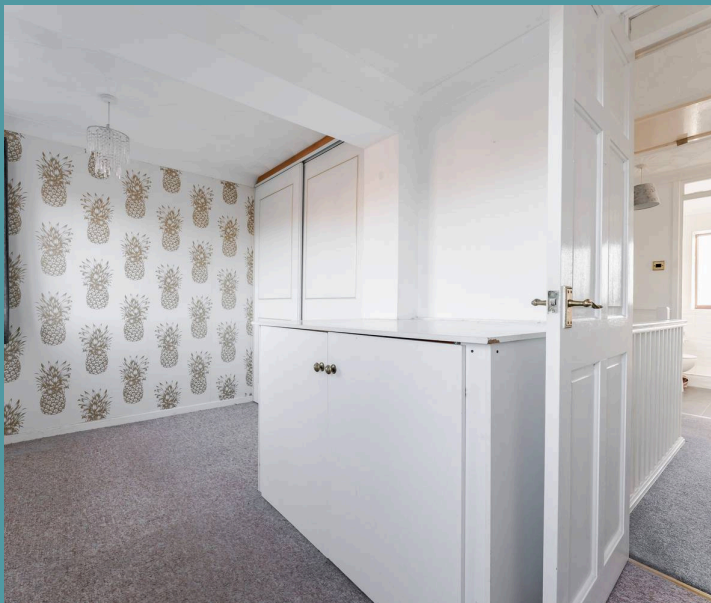
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

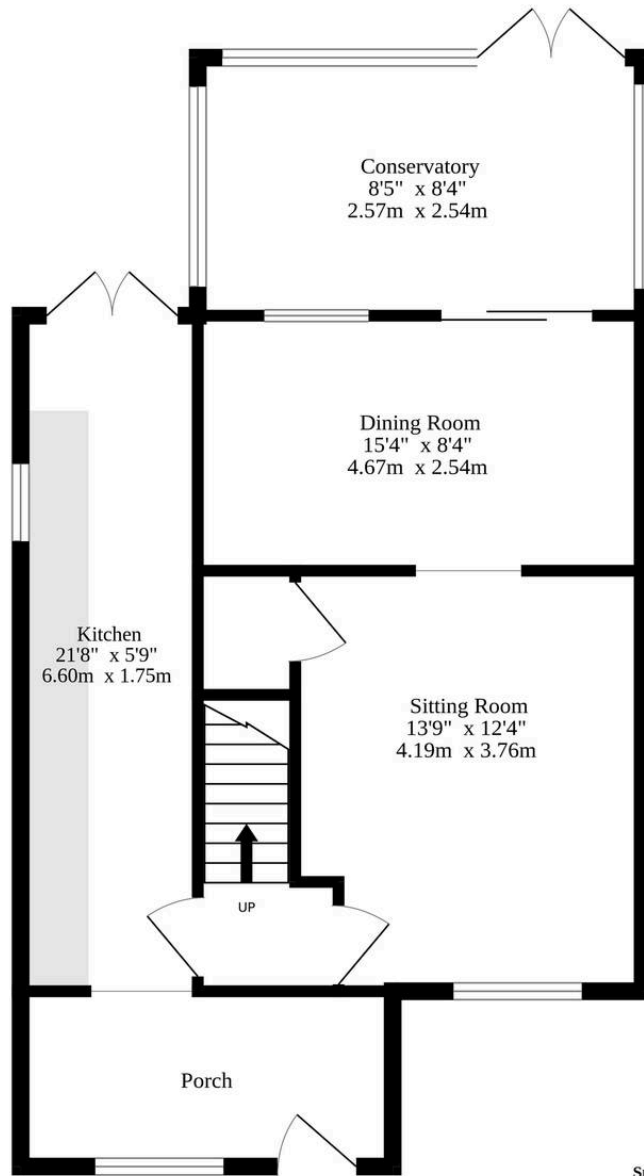
Heating system - Gas central heating.

Council Tax Band: B

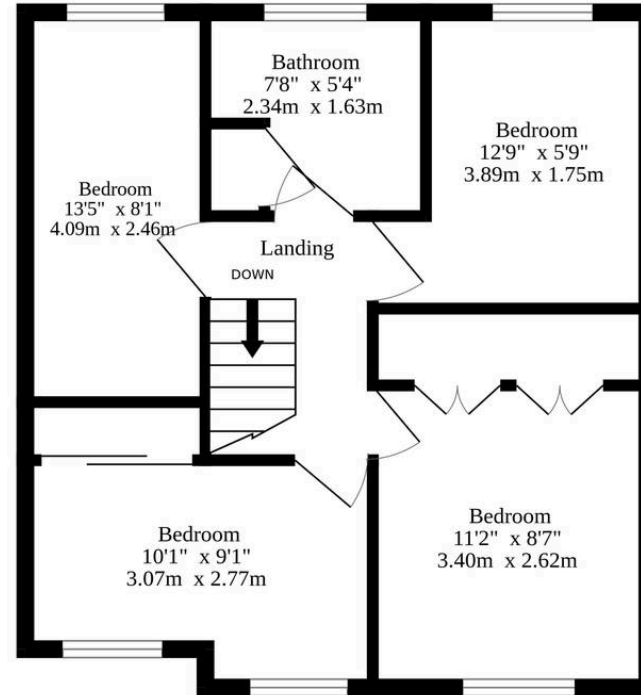
- Extended semi-detached residence
- Beautiful family home with spacious and versatile accommodation
- Well-equipped kitchen to be able to cook your favourite meals
- Comfortable sitting room and a formal dining room, encouraging family gatherings
- Sun-lit conservatory offering garden views
- Four bedrooms & a family bathroom
- Well-maintained garden that is fully enclosed for privacy
- Driveway providing off-road parking
- In close proximity to all local amenities, including shops, schools, parks, doctors and transport links



**Ground Floor**



**1st Floor**



Sunnyfields

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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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