

Tenure: Freehold

Council Tax Band: B

EPC Rating : 'd60'

Local Authority: East Suffolk Council



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£175,000
Offers In Excess Of



Waveney Drive

Lowestoft, NR33 0TP

- Stunning family home in popular location
- Gorgeous south facing landscaped rear garden
- Brand new paved driveway offering ample parking
- Three separate bedrooms
- Open plan lounge/diner

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**PAUL
HUBBARD**



Description:

UPVC DOUBLE GLAZED DOOR OPENING INTO ENTRANCE HALL

ENTRANCE HALL

Vinyl flooring, stairs leading to first floor landing, doors opening into dining room, kitchen and under stair storage cupboard.

DINING ROOM

11' 9" x 9' 2" (3.6m x 2.8m)

Timber French doors opening into garden room, opening into lounge and laminate flooring throughout.

LOUNGE

12' 9" x 11' 1" (3.9m x 3.4m)

Bay UPVC double glazed window to front aspect and laminate flooring.

GARDEN ROOM

9' 2" x 5' 6" (2.8m x 1.7m)

Timber windows to rear aspect, door opening into rear garden and carpet flooring.

KITCHEN

13' 5" x 6' 10" (4.1m x 2.1m)

2 x UPVC double glazed windows to rear and side aspect with secondary glazing. Vinyl flooring, units above and below work surfaces, integrated oven, ceramic hob and extractor fan. Enamel sink and drainer, spaces for fridge, freezer and washing machine.

STAIRS LEADING TO FIRST FLOOR LANDING

New carpet flooring, UPVC double glazed window to side aspect and doors opening into bathroom and bedrooms 1-3.



BATHROOM

5' 10" x 5' 6" (1.8m x 1.7m)

UPVC double glazed window to rear aspect, vinyl flooring, vanity sink and toilet, heated towel rail and panel bath with shower attached.

BEDROOM 1

12' 9" x 10' 5" (3.9m x 3.2m)

Bay UPVC double glazed window to front aspect and carpet flooring.

BEDROOM 2

12' 1" x 10' 9" (3.7m x 3.3m)

UPVC double glazed window to rear aspect and carpet flooring.

BEDROOM 3

7' 10" x 6' 6" (2.4m x 2.0m)

UPVC double glazed window to front aspect and carpet flooring.

OUTSIDE

The property is set back from the roadside and boasts a newly paved driveway for multiple off road parking and gated access is also offered to the rear.

To the rear is a south facing landscaped garden with paved seating area. A sweeping laid lawn garden leads up to a woodchip children's playground set within a picket fence surround. Door opens to concrete garage and gated access is offered to front.

Agent Note: The property benefits from gas central heating.

