

£360,000  
Offers Over



## Rowan Way

Lowestoft, NR33 8PS

- Three-bedroom detached home
- Stunning décor throughout
- Extended modern kitchen/diner
- Spacious sitting room
- Ground floor cloakroom
- First floor family bathroom
- Rear garden with patio and lawn
- Office/workshop and garage to the rear
- Off-road parking for multiple vehicles with double gated access
- Sought-after location close to shops and amenities

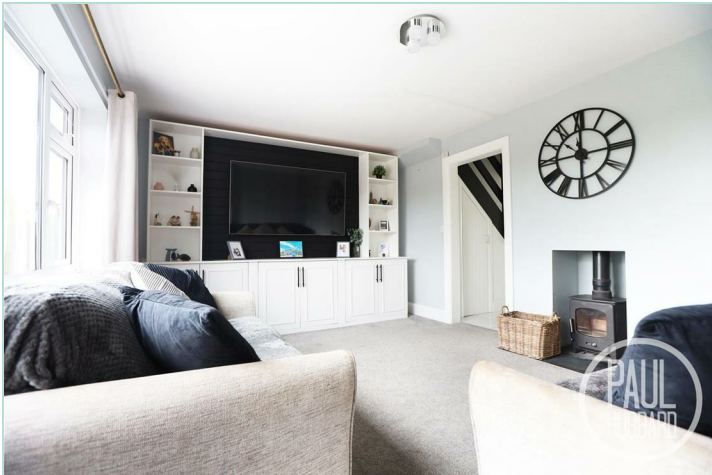






### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



### Entrance porch

Entrance door and obscure window to the front aspect, X2 windows to the side, tiled flooring throughout, a radiator, storage cupboard housing the electrics and a door opening to the hallway.

### Hallway

Tiled flooring throughout, X2 radiators and an opening into the open planned kitchen/ diner.



### Kitchen/ diner

6.11m max x 5.00m

UPVC double glazed window to the rear aspect, tiled flooring throughout, a storage cupboard, X2 radiators, units above and below, integrated hob, extractor fan, double oven, fridge/ freezer, dishwasher and a washing machine, island with inset sink with drainer, breakfast bar, stairs leading to the first floor landing and doors opening to the sitting room, cloakroom, storage cupboard and bi-folding doors opening to the rear garden.

### Cloakroom

1.60m x 1.30m

Tiled flooring throughout, tiled walls, pedestal wash basin and a toilet.



### Sitting room

4.47m x 3.47m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a wood burner.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch and doors opening to the bathroom, airing cupboard and bedrooms 1-3.



### Bathroom

2.02m x 1.69m

UPVC double glazed obscure window to the rear aspect, laminate flooring throughout, tiled walls, toilet, vanity unit with inset sink, bath with shower attachment and a heated towel rail.

### Bedroom 1

3.34m x 2.68m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and built in wardrobes.

### Bedroom 2

3.15m x 2.96m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bedroom 3

2.42m x 2.13m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Office/ Workshop

Door to the side aspect, carpet flooring throughout, light and power.

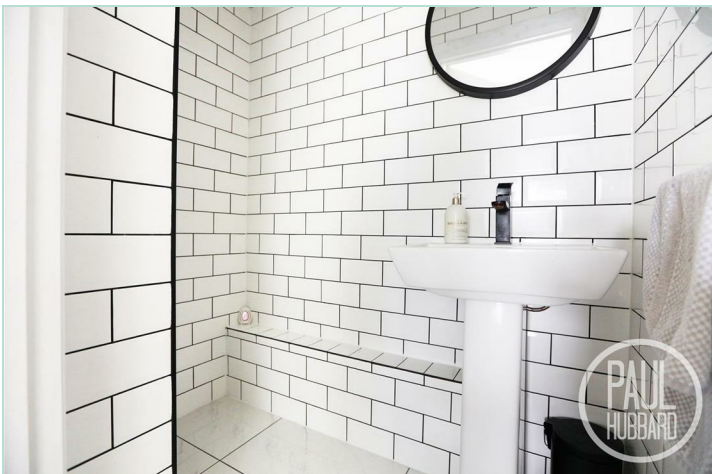
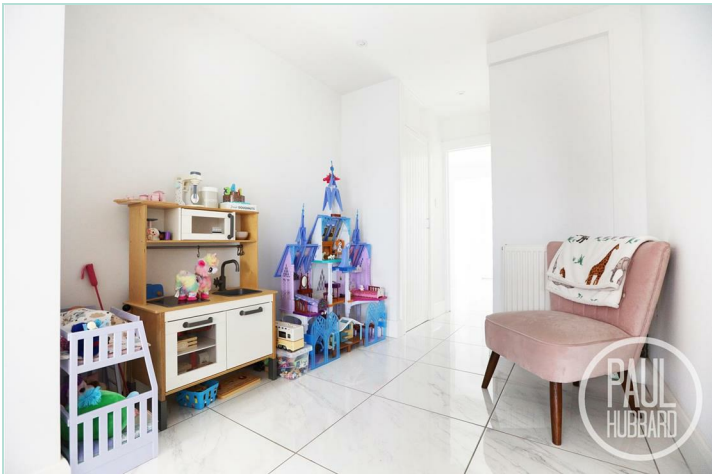
### Outside

To the front the property offers a spacious driveway providing off-road parking, double gated access to the rear, attractive flower beds, and outdoor lighting, combining convenience with kerb appeal.

To the rear the property enjoys a generous garden with a patio area, laid lawn, raised flower beds, and a variety of plants, trees and shrubs. Additional features include access to the garage and office, a garden shed, outside tap, and double gates leading back to the front.

### Financial services

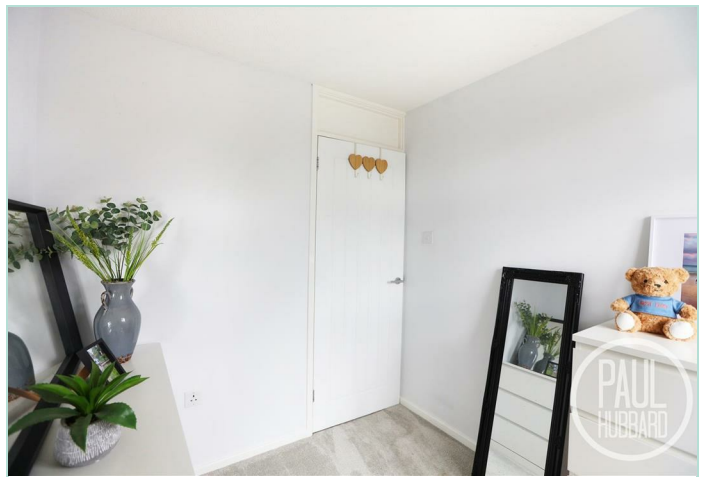
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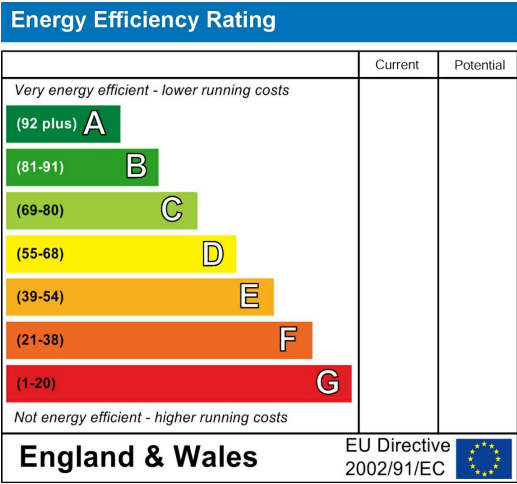








Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating:  
 Local Authority: East Suffolk



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