



Greenacre Crescent, Lowestoft, NR32 2RS

GUIDE PRICE £240,000 - £250,000

- ATTRACTIVE
- NO CHAIN
- 2 BEDROOMS
- DETACHED
- 2 RECEPTIONS
- LOW MAINTENANCE GARDENS
- OPPORTUNITY
- KITCHEN / BREAKFAST ROOM
- DRIVEWAY & GARAGE

CORNER PLOT positioning, WELL-PRESENTED & NO ONWARD CHAIN are but a few of the benefits this property has to OFFER... Originally a 3 bed HOME however, currently utilised as 2 bedrooms with 2 RECEPTIONS, kitchen / breakfast room & SHOWER ROOM...

Low maintenance gardens give options whilst the driveway & OVERSIZED GARAGE provides parking for several vehicles.

Set in North Lowestoft, close to all amenities being shops, leisure venues, eateries / educational facilities & public transport takes you to the nearby towns. Lowestoft is renowned for its most Easterly point & the finest beaches, whilst the Norfolk Broads & the Suffolk countryside are on our doorstep.

HALLWAY

Providing access to all areas and space to leave your outer wears. Bamboo flooring, radiator, power pints and built-in cupboards give storage and house the gas central heating / domestic hot water combination boiler.

LOUNGE

4.57m x 3.28m (14'11" x 10'9")

Double aspect with uPVC double glazed windows to the front and side of the home; LVT flooring, radiator, TV and power points.

DINING ROOM

3.31m x 2.41m (10'10" x 7'10")

LVT flooring, radiator, power points and uPVC double glazed door out to the rear garden.

KITCHEN / BREAKFAST ROOM

4.20m x 3.13m (13'9" x 10'3")

Wall and base units with worktop, inset sink / drainer, extractor fan and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed windows, radiator and power points.

SHOWER ROOM

White suite comprises a vanity unit with inset basin, WC and walk-in shower. Tiled flooring, opaque uPVC double glazed window and heated towel rail.

BEDROOM 1

3.92m x 3.31m (12'10" x 10'10")

Double bedroom overlooks the rear garden and has the answer to your storage solutions with solid wooden wardrobes, chest of drawers and bedside cabinets. Fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 2

3.15m x 2.89m (10'4" x 9'5")

Another double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Low maintenance corner plot is predominantly brick weave with a driveway providing off road parking for several vehicles and a central flowerbed to the front. South facing rear garden has borders filled with an array of plants, flowers and shrubs. Greenhouse, timber shed, outside lighting, water tap and personnel gate round to the side of the home.



GARAGE

5.85m x 2.91m < 2.81m (19'2" x 9'6" < 9'2")

Oversized brick garage; electric roller vehicular door, light, power points and personnel door.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

ENERGY PERFORMANCE - RATING C