



## Lowestoft,

Guide Price £210,000

- Beautiful period home
- High specification shaker style kitchen
- A sought after tree lined road within Oulton Broad
- Three sizable bedrooms
- Ideal for the first time buyer
- Moments to Oulton Broad train station
- Two separate reception rooms
- Walking distance to local amenities

# Sycamore Avenue, Lowestoft

Lowestoft is a vibrant coastal town in Suffolk, located on the eastern edge of England and recognised as the most easterly town in the United Kingdom. Overlooking the North Sea, the town has a rich maritime heritage and remains closely connected to the sea through its harbour, seaside promenade, and beautiful sandy beaches, including Lowestoft Beach and Gunton Warren and Corton Woods, which are popular for coastal walks and family days out. Residents benefit from a wide range of local amenities, including shops, supermarkets, cafés, leisure facilities, and healthcare services, as well as good transport links to nearby towns and cities. The area is also well served by several primary and secondary schools, such as Benjamin Britten Academy of Music and Mathematics and East Point Academy, making it a convenient location for families. Combining coastal charm with everyday conveniences, Lowestoft offers an appealing lifestyle with easy access to beaches, green spaces, and essential amenities.



Council Tax Band: B



## DESCRIPTION

Flick & Son are delighted to present this extraordinary design led period family home, nestled within the heart of Oulton Broad.

This beautiful family home effortlessly combines timeless charm with contemporary style. From the moment you step inside through the lounge, you're greeted by a warm and inviting atmosphere, accentuated by stunning character features – rich wooden flooring and an elegant cast-iron fireplace, perfect for cosy evenings.

A doorway leads into the spacious dining room, seamlessly flowing into a breath taking shaker-style kitchen. Designed for both style and functionality, the kitchen boasts a sleek integrated oven, a ceramic hob, and designated spaces for a washing machine and fridge freezer. Copper taps add a touch of sophistication, perfectly complementing the stylish finishes throughout.

Beyond the kitchen, an inner hallway provides access to a handy storage cupboard housing the gas combi boiler and leads to the contemporary bathroom. Here, modern luxury meets classic design, featuring decorative tiled flooring, a sleek panelled bath, a mains-fed monsoon shower for that spa-like experience, and a heated towel rail to keep things extra cosy.

Upstairs, you'll find three generously sized bedrooms, each bathed in natural light from large windows, creating bright and airy spaces perfect for rest and relaxation.

Step outside, and the charm continues! The expansive, well-maintained lawn provides plenty of space for outdoor fun, while a raised decking area offers the perfect spot for entertaining or

unwinding on warm evenings. A brick-built garage and rear access add practicality to this already fantastic home.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)  
Tel: 01502 442889

## OUTGOINGS

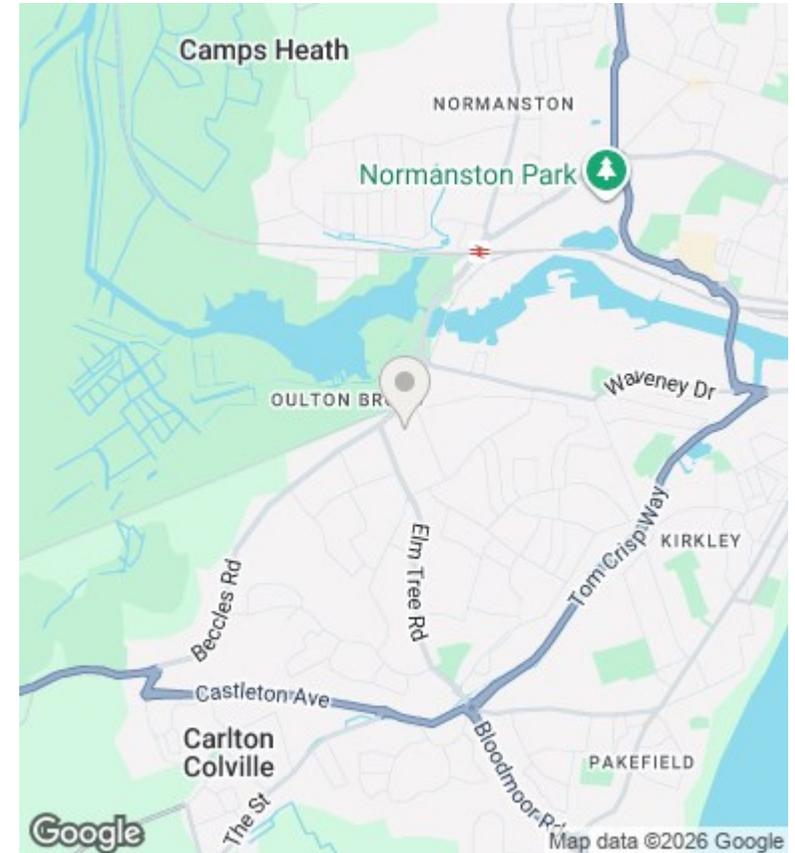
Council Tax Band B

## TENURE

FREEHOLD





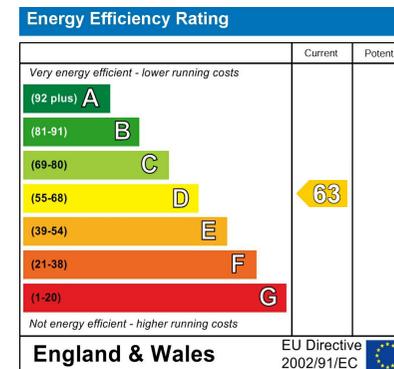


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)