



Lowestoft,

Offers In Excess Of £260,000

- Beautifully presented townhouse
- Ample off road parking
- Modern kitchen/diner
- Three bedrooms
- Quiet cul de sac location
- Ideally placed for transport links
- Primary with en suite
- Sought after development in old Carlton Colville

Milnes Way, Lowestoft

Welcome to 3 Milnes Way, a spacious and well-presented three-bedroom townhouse set across three floors within a sought-after development in Oulton Broad. Offering modern and versatile living throughout, the property features a stylish kitchen/diner with French doors to the garden, an elevated first-floor lounge, a recently updated family bathroom, and an impressive top-floor primary bedroom with dressing area and en-suite. Externally, the home benefits from a private rear garden, paved driveway, and integral garage, making it an ideal choice for families or those seeking generous, flexible accommodation in a popular location.



Council Tax Band: C



Description

Welcome to 3 Milnes Way, a substantial and beautifully arranged three-bedroom townhouse set within a highly desirable development in Oulton Broad. Offering spacious accommodation across three well-planned floors, this attractive home combines modern living with practical design, making it ideal for families and professionals alike.

Upon entering the property, you are welcomed by a bright entrance hall which provides access to the ground floor accommodation. From here, doors lead to a convenient cloakroom/WC, the spacious kitchen/diner, and the stairwell rising to the first-floor landing.

The kitchen/diner is a stylish and sociable space, fitted with a modern range of wall and base units that provide ample storage and worktop space. The kitchen is thoughtfully designed with designated spaces for a washing machine and fridge freezer, alongside an integrated oven with gas hob and extractor above. There is plenty of room for a dining table, making it the perfect setting for everyday meals or entertaining guests. To the rear, uPVC double-glazed French doors open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living.

The first floor offers a versatile and comfortable living arrangement. The elevated lounge enjoys two front-facing uPVC double-glazed windows, providing excellent natural light and pleasant views over the development. This generous reception room offers a relaxing retreat away from the main living areas below.

Also located on this floor are Bedrooms Two and Three, along with

the family bathroom. Bedroom Two is a well-proportioned double room featuring a fitted wardrobe for convenient storage, while Bedroom Three also benefits from a fitted wardrobe and a front-facing uPVC window.

The family bathroom has been recently updated to a contemporary standard and comprises a panelled bath with a mains-fed monsoon shower overhead, complemented by stylish crittall-style glass shower screens. The suite is completed by a low-level WC and pedestal wash basin, creating a modern and functional space.

Stairs continue to the second floor, where the impressive primary bedroom suite occupies the entire level, offering a private and spacious retreat. This generous bedroom features a dormer-style uPVC window to the front, allowing plenty of natural light. The room also incorporates a useful dressing area and access to eaves storage. A door leads to the en-suite shower room, which is fitted with a modern suite including a walk-in shower, wash basin, and WC.

Externally, the property continues to impress. To the rear, the private garden is mainly laid to lawn and features a raised decking area, ideal for outdoor seating, dining, and entertaining during the warmer months. To the front of the property, a paved driveway provides off-road parking and leads to the integral garage, offering additional storage or secure parking.

Overall, 3 Milnes Way presents a fantastic opportunity to acquire a spacious and well-presented townhouse in a sought-after Oulton Broad location, offering flexible accommodation, modern interiors, and excellent outdoor space.

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

Tel: 01502 442889 Ref

TENURE

FREEHOLD

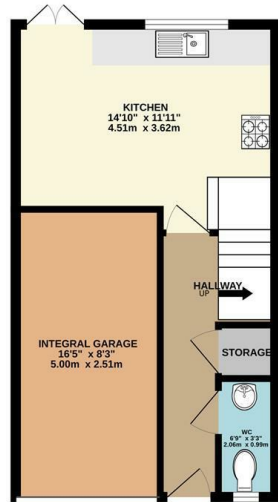
OUTGOINGS

Council tax band C

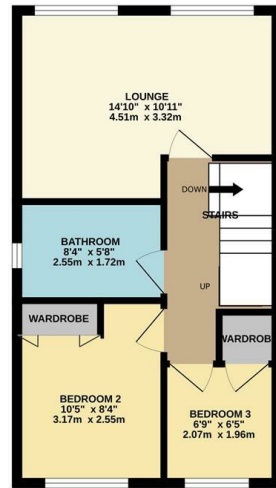




GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



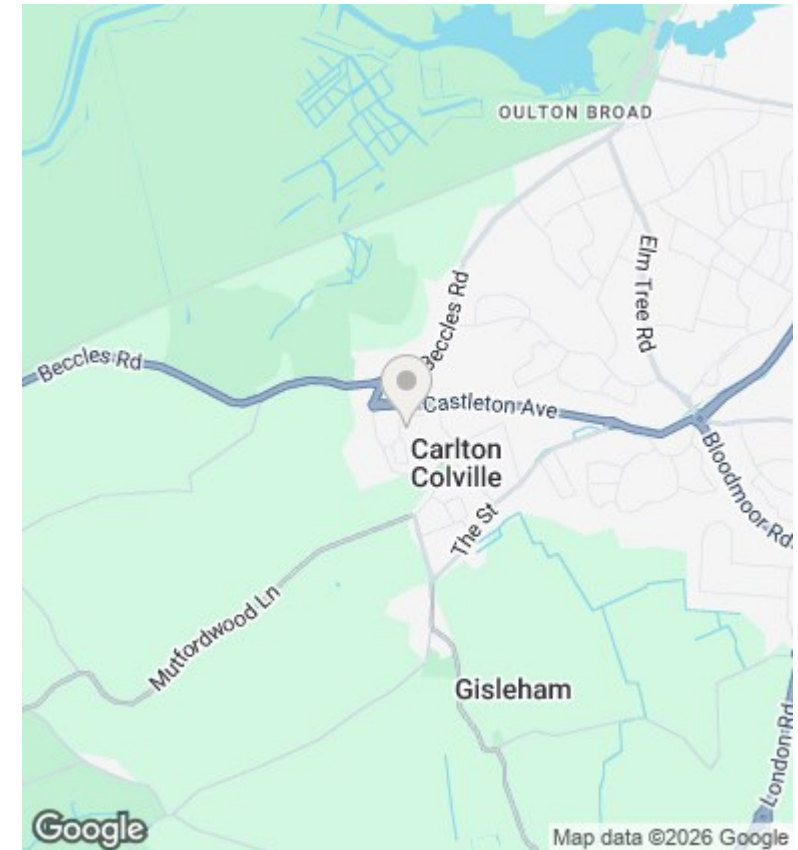
2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

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

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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com