



Lowestoft, Suffolk

Guide Price £175,000

- Spacious three bedroom family home
- New windows and front door
- Close to local amenities
- Two reception rooms
- Period features throughout
- Ideally placed for local school catchment
- Extended kitchen/breakfast room
- Ground floor WC

Burton Street, Lowestoft

This beautifully presented three-bedroom home offers generous living space, modern conveniences, and a superb layout ideal for family life. Boasting two spacious reception rooms, a bright kitchen/breakfast room, and a contemporary ground floor WC, the property seamlessly blends comfort and practicality. Upstairs features three well-proportioned double bedrooms and a large family bathroom, while outside you'll find a private enclosed rear garden with veranda seating. With the added benefits of permit parking and an electric vehicle charging point, this charming home is perfectly suited to modern living.



Council Tax Band:



DESCRIPTION

Step inside through the welcoming inner porch and you are immediately greeted by a bright and spacious entrance hall, setting the tone for the rest of this beautifully presented home. From here, a staircase rises to the first-floor landing, while doors lead seamlessly into the lounge, dining room, and kitchen/breakfast room—creating a natural and easy flow throughout the ground floor.

The lounge is a warm and inviting retreat, enhanced by a charming bay window fitted with UPVC double glazing that fills the room with natural light. A stylish feature electric fireplace provides a cosy focal point, making this the perfect space to relax and unwind.

The dining room offers an impressive second reception area, ideal for entertaining family and friends or enjoying more formal meals. With a generous UPVC window overlooking the rear aspect and a useful under-stair storage cupboard, this room combines practicality with comfort and space.

The kitchen/breakfast room is both functional and bright, benefiting from multiple feature windows that flood the space with daylight. Fitted with attractive shaker-style units above and below the work surfaces, it provides ample storage and preparation space. There are designated spaces for a fridge freezer, washing machine, and freestanding oven, making it ready to tailor to your own appliances. From here, a door leads to a contemporary ground floor WC and also provides direct access to the rear garden—perfect for indoor-outdoor living during the warmer months.

Upstairs, the first-floor landing gives access to three generously proportioned double bedrooms, offering flexibility for family living, guest accommodation, or home working. The master bedroom enjoys the added benefit of direct access to a spacious family bathroom, complete with a panelled bath, mains-fed shower over, and WC—designed for both comfort and convenience.

Externally, the property continues to impress. The fully enclosed rear garden provides a private outdoor haven, featuring a veranda seating area ideal for relaxing or entertaining. To the front, there is permit parking along with the added advantage of an electric vehicle charging point—bringing modern practicality to this charming home.

This property effortlessly blends character, space, and functionality, making it an excellent choice for a wide range of buyers.

FIXTURES AND 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 B



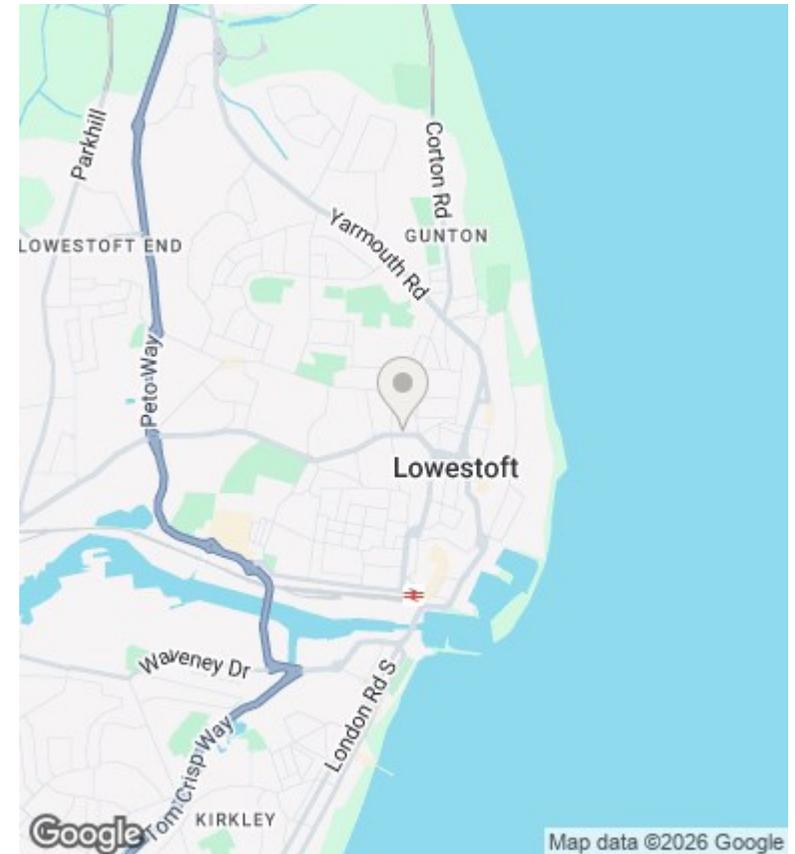


Conveyancing, Surveys & Financial Services

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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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