



33 Grosvenor Road, Lowestoft

Offers in Region of £270,000



# 33 Grosvenor Road

## Lowestoft

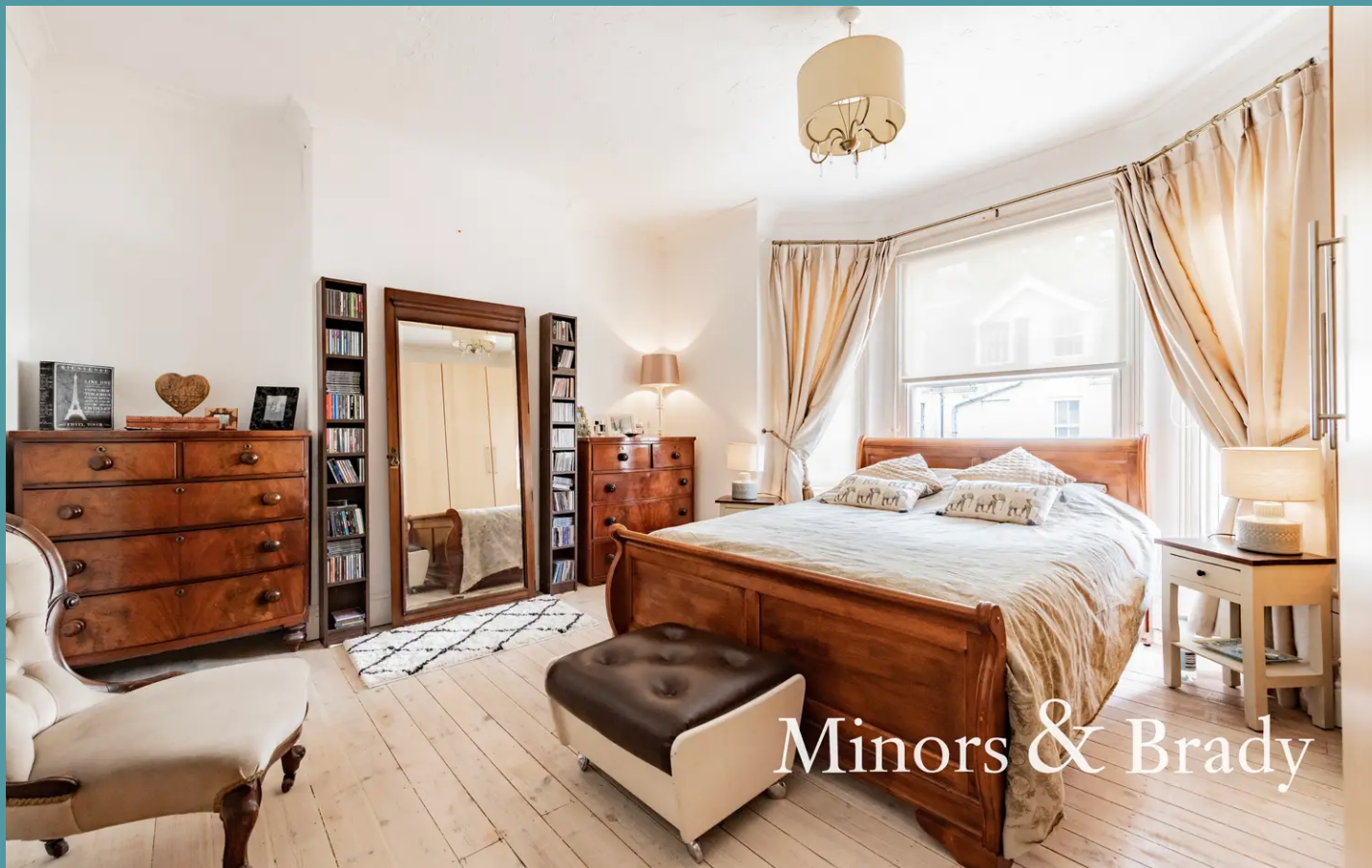
**\*BEAUTIFULLY DESIGNED HOME\*** Minors and Brady are pleased to present this beautiful six bedroom family home located in sought-after location of Kirkley, Lowestoft. This home boasts three storeys and original features including beautiful cast iron fireplaces and large bay windows as well as a period tiled pathway leading to the front entrance door. The property is just a short (4 minute) walk from the stunning beach and situated close to quirky shops, hotels and cafes, popular restaurants, the promenade and both piers.

### LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.







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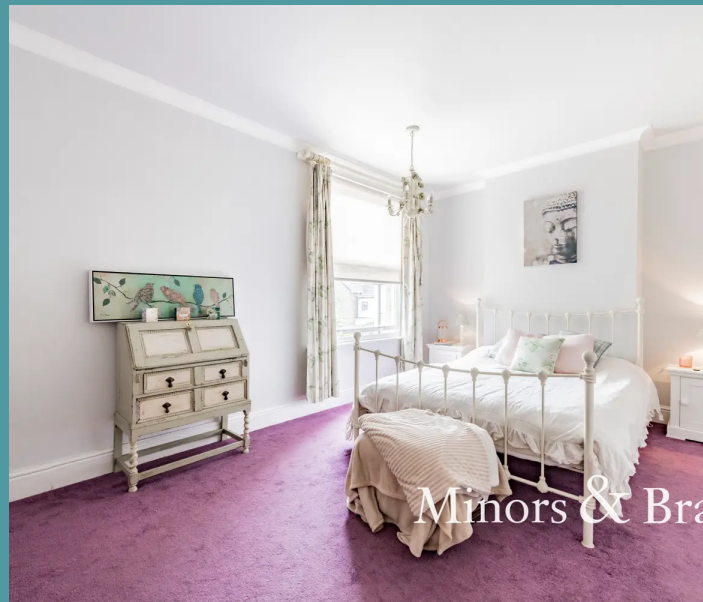
Step inside where you are instantly greeted by a welcoming entrance hall. Positioned at the front of the property is a pleasant lounge, where you can showcase your comfortable furniture and decorative items. With the presence of a large bay window, flooding the room with natural light. At the heart of the home lies a well-equipped with high quality units and appliances to enhance your cooking experience. Offering ample amount of storage space and areas for your own essentials. The dining room encourages casual gatherings with friends and family, with plenty of space for your dining set-up.

Ascend to the first floor, where you will find three bedrooms, designed to offer you relaxation and privacy. Complimented by a convenient shower room and laundry room. Heading up to the second floor, where you will discover an additional three bedrooms and a bathroom, comprising of a luxury three piece suite.

To the front of the property there is an enclosed front garden space with gated access and a beautiful period tiled pathway leading to the front door. There is parking available. Towards the rear there is a courtyard style garden with a decked area, rear gated access and plenty of space for outdoor furniture. This space is fully enclosed and ideal for entertaining with family and friends.



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### AGENTS NOTES

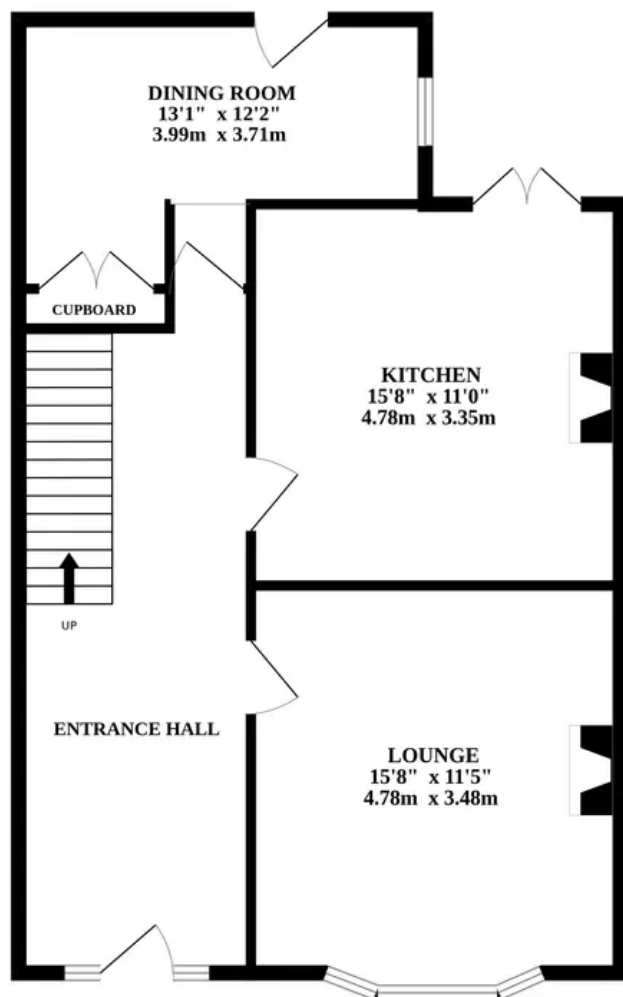
Minors and Brady understand that the property is freehold and connected to mains electricity, gas, water and drainage. The accommodation is fitted with a gas central heating system which was installed less than a year ago. Council Tax Band: B

- THREE-STOREY MID-TERRACE HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- PLEASANT SITTING ROOM & DINING ROOM
- WELL-EQUIPPED KITCHEN
- SIX BEDROOMS
- SHOWER ROOM & BATHROOM
- CONVENIENT LAUNDRY ROOM
- LOW MAINTENANCE GARDEN
- CONTAINS ITS ORIGINAL FEATURES
- SHORT WALK TO THE BEACH

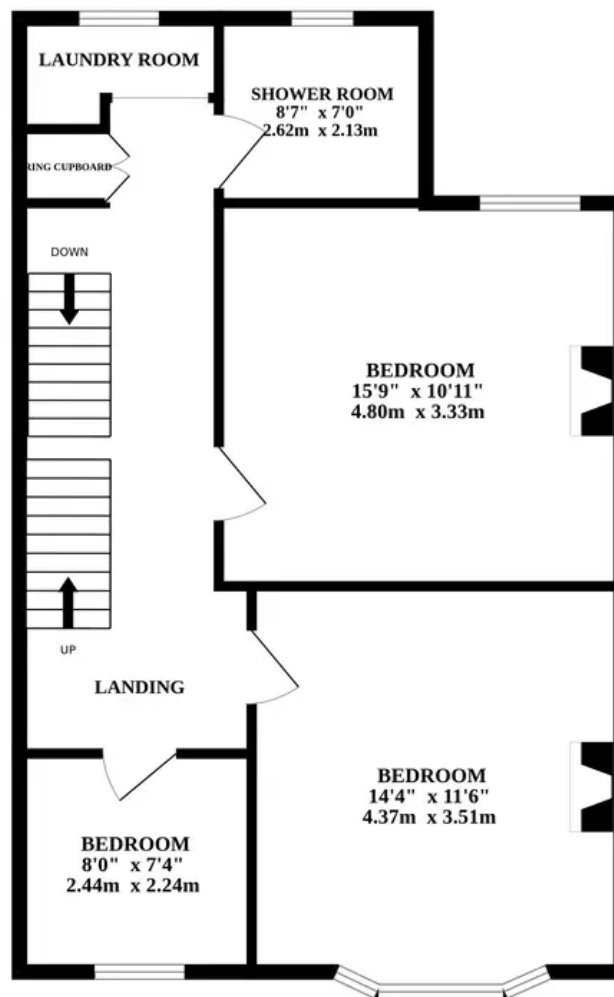




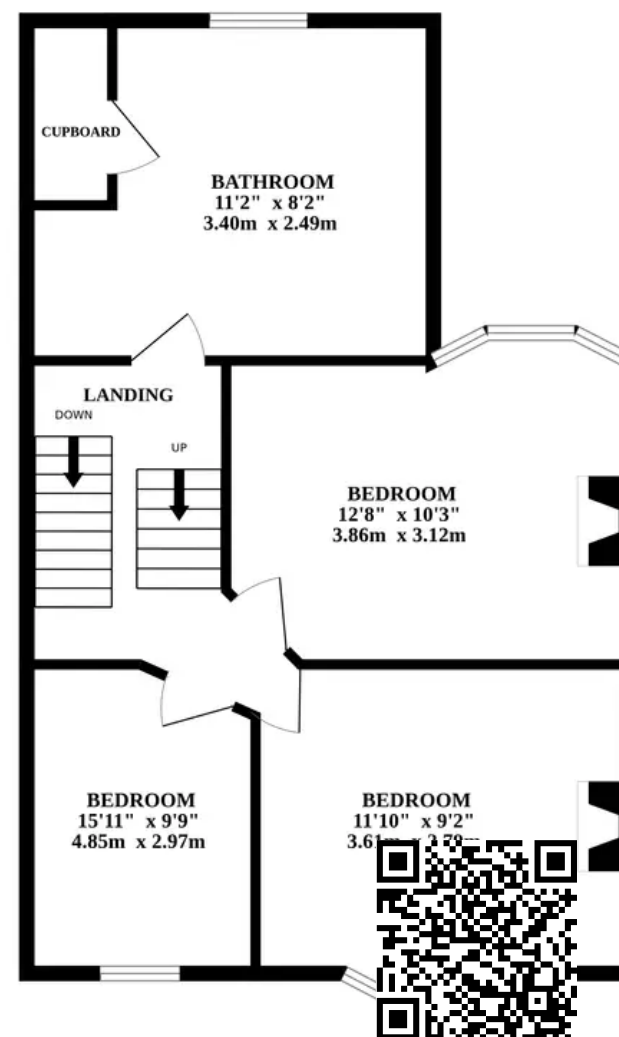
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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