



66 Breydon Way, Lowestoft

Offers in Region of £230,000



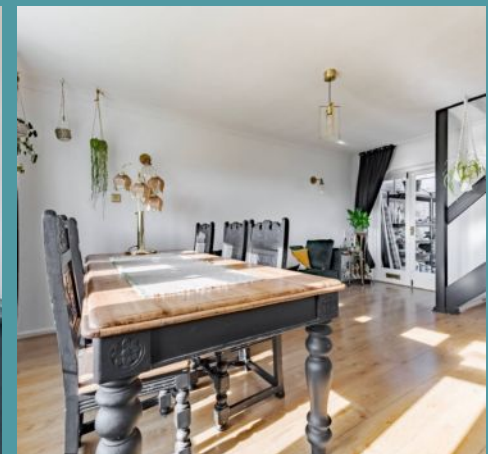
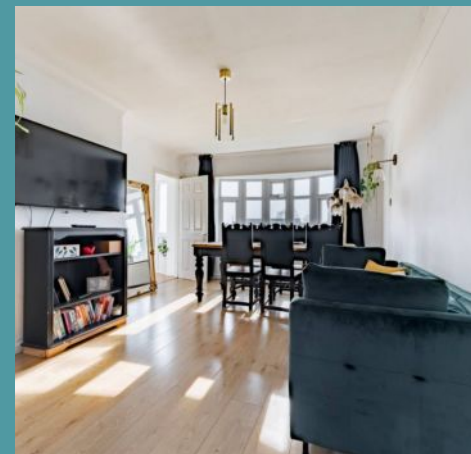
# 66 Breydon Way

## Lowestoft

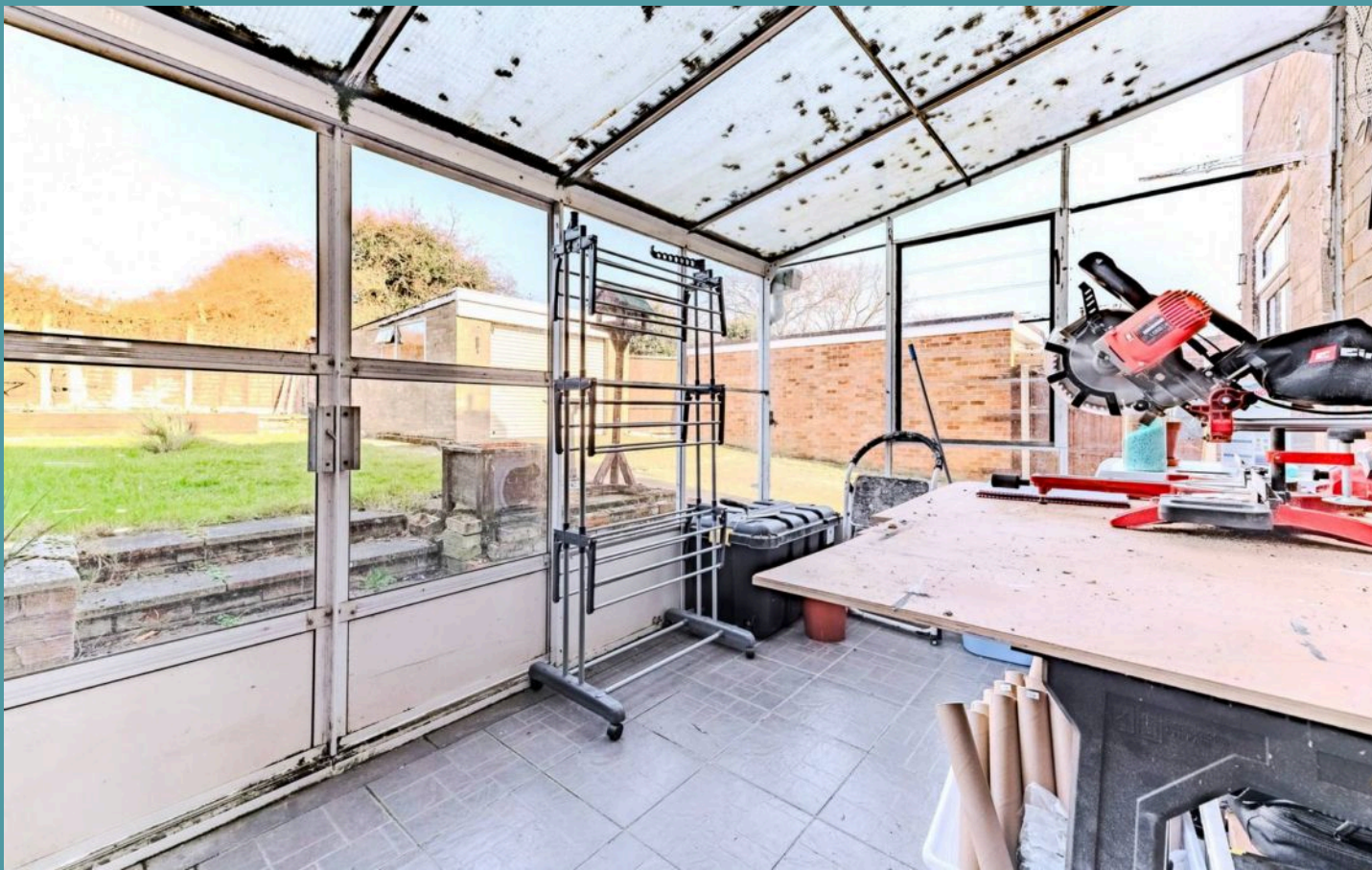
Welcome to this semi-detached residence in the coastal town of Lowestoft, perfect for first time buyers or a small family looking for a home with a comfortable and contemporary style. A bright and airy entrance hall leads you to a well-equipped kitchen, a comfortable sitting room for relaxation and a versatile sun-lit conservatory. Accommodation consists of three bedroom and a newly fitted shower room, that can adapt to your own preferences. Outside, you'll find maintained front and rear gardens, a driveway providing ample off-road parking and a garage for storage. Don't miss the chance to make this house your home.

### 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.







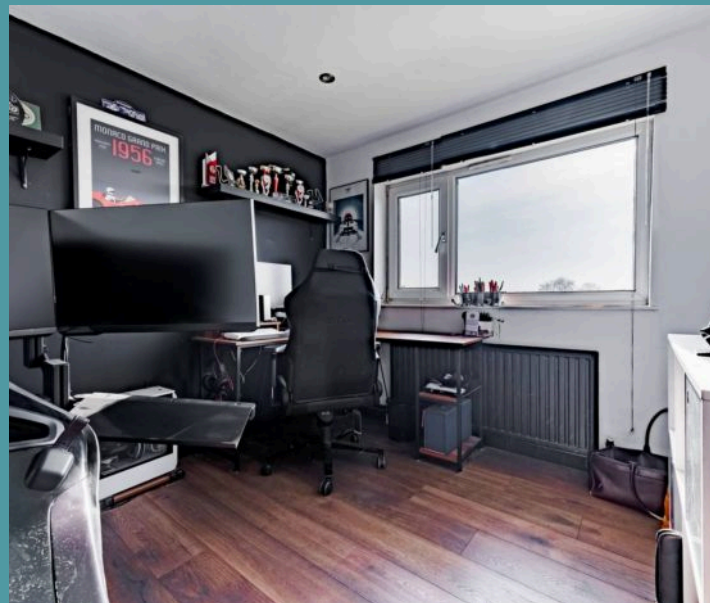
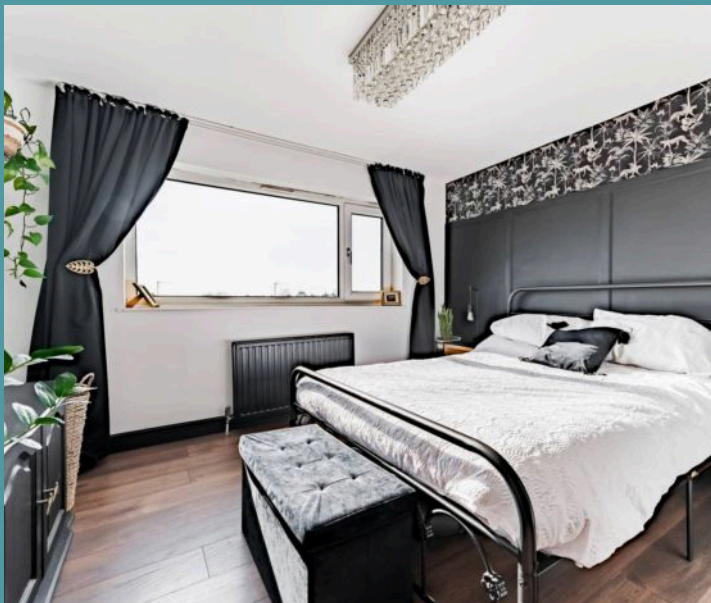
## 66 Breydon Way

### Lowestoft

Upon entering the property, you are captivated by the contemporary design that is showcased throughout. At the heart of the home lies a well-equipped kitchen, fitted with wall and base units, integrated appliances and plenty of storage space, to enhance your cooking experience. As you move through the home, the spacious sitting room is filled with an abundance of natural light, inviting you to relax and unwind with loved ones. Double doors open into a sunlit conservatory, offering panoramic views of the garden, allowing you to enjoy the outdoors within the comfort of your own home. This space can be versatile, with the option to be a dining area, home office, playroom or additional reception space.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom can adapt to your own preferences, with the potential to be a home office, dressing room or storage. Completing the accommodation is a family shower room, fitted with a brand new three piece suite.

Outside, the property sits on a generous size plot, with maintained front and rear gardens. They are both predominately laid to lawn, with a patio area at the rear for your outdoor seating arrangements. A paved driveway provides ample off-road parking, leading up to a garage for storage options.







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Lowestoft

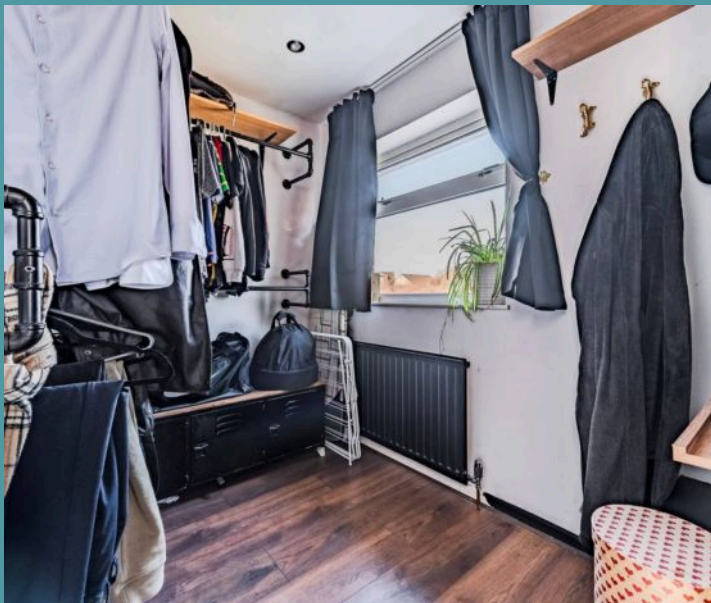
### Agents Notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: B

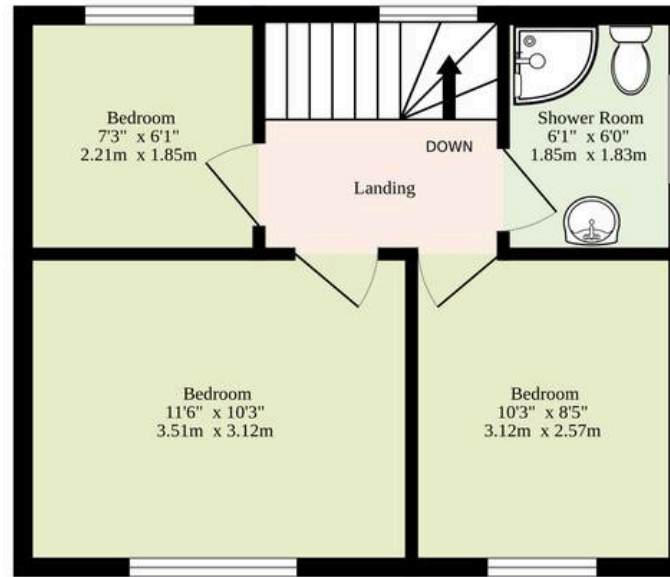
- Semi-detached residence in the coastal town of Lowestoft
- Beautiful first time purchase or family home with a comfortable and contemporary design
- Potential to extend subject to planning permission
- Kitchen fitted with modern wall and base units, integrated appliances and plenty of storage
- Spacious sitting room filled with an abundance of natural light, for relaxation and entertaining
- Sun-lit conservatory offering panoramic views of the garden
- Three bedrooms and a newly fitted shower room
- Maintained front and rear gardens, with a paved driveway providing off-road parking and a garage for storage options
- Close to local shops, healthcare facilities, bus routes, schools and the coast



Ground Floor  
412 sq.ft. (38.3 sq.m.) approx.



1st Floor  
310 sq.ft. (28.8 sq.m.) approx.



2nd Floor  
205 sq.ft. (19.0 sq.m.) approx.



Sqft Includes A Garage

**TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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