



6 Royal Avenue, Lowestoft
£270,000

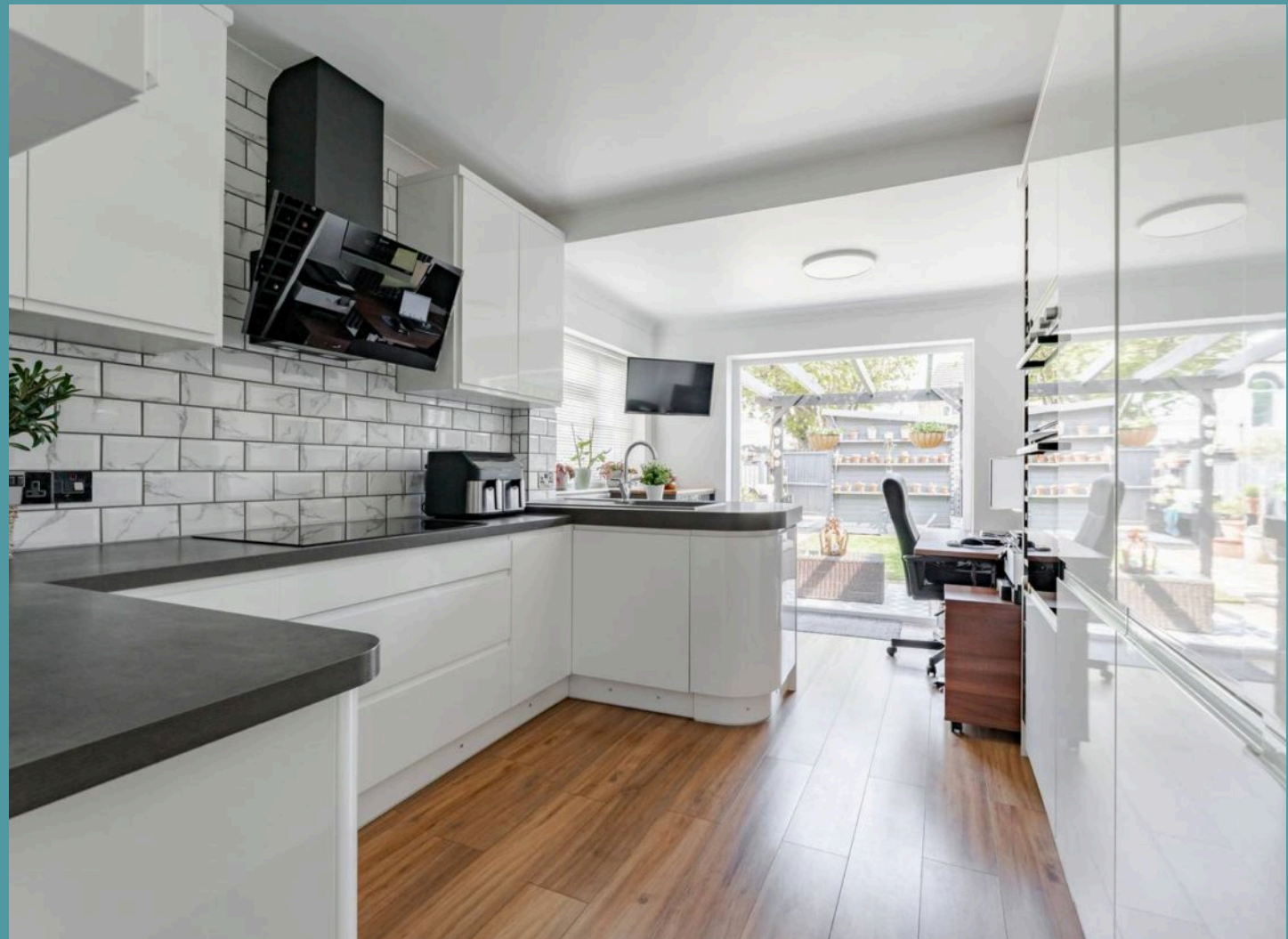
6 Royal Avenue

Lowestoft

This beautiful bay-fronted terrace in the coastal town of Lowestoft promises a lifestyle of comfort and ease. With an harmonious blend of traditional character and contemporary design, this home is ready for you to move straight into. Showcasing two inviting receptions rooms, an immaculate kitchen/dining room, a shower room, a bathroom, three bedrooms and a home office. Externally, you will find a well-maintained garden that is fully enclosed and on-street parking. Don't miss the opportunity to make this exquisite property your new 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.



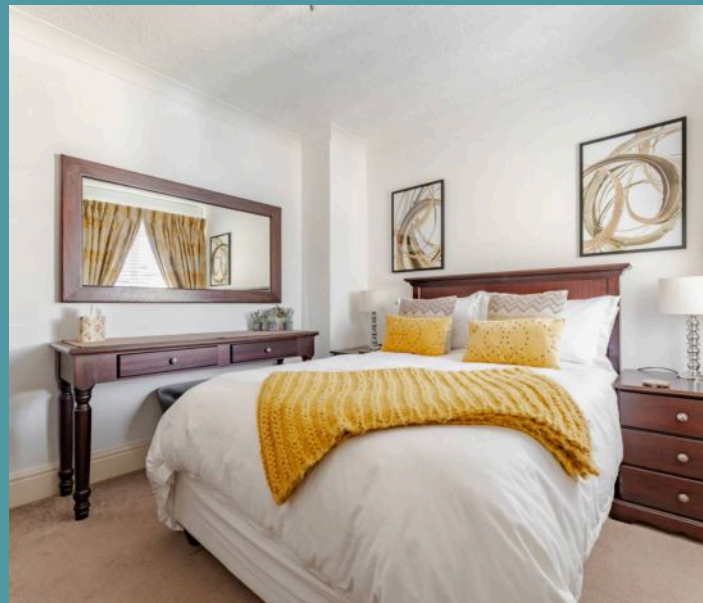


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Upon entry, the property welcomes you into a bright and airy entrance hall. Two well-presented reception rooms are filled with an abundance of natural light, inviting relaxation and entertaining. The seamless flow leads you to the open-plan kitchen/dining room, designed with premium fixtures and fittings, including sleek wall and base units, integrated high-spec appliances and big pantry style cupboards offering plenty of storage space. The dining area is set in front of French doors, that open out to the patio area, perfect for hosting al-fresco dining or summer bbqs. Completing the ground floor is a recently installed shower room, comprising of a modern three-piece suite.

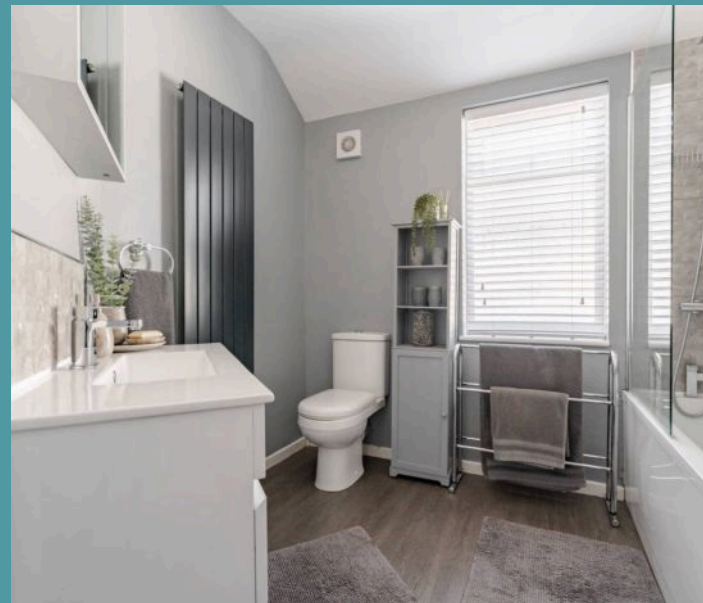
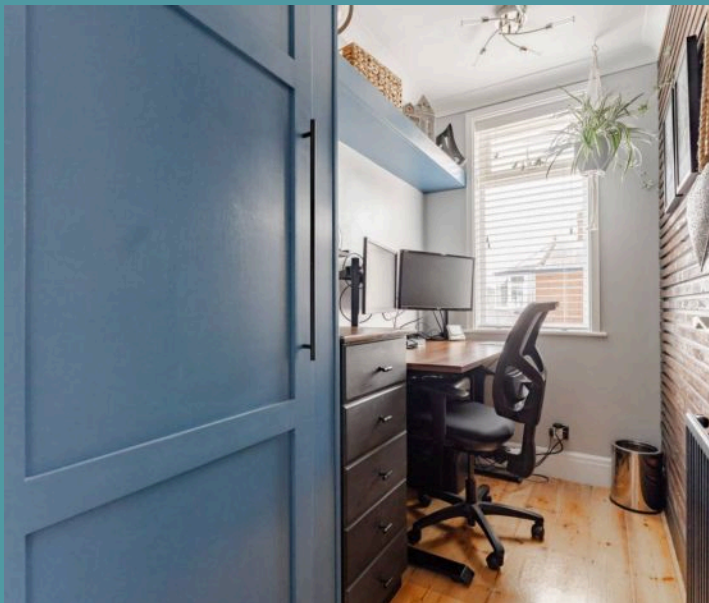
Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. Two bedrooms have built-in storage for your personal belongings. The addition of a home office is ideal for someone that works from home, or alternatively can be a dressing room or playroom. The family bathroom consists of a three piece suite, accommodating all residents in the household.



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The well-maintained garden complements the property's allure. A charming patio area is sheltered by a pergola, suitable for outdoor seating arrangements during the summer months. The laid to lawn is bordered by shingled areas, a pathway and potted plants. Located at the end of the garden is a garden room with the potential to be a home office or hobbies space, or can be for storing your garden equipment, furniture and tools. Overall, the garden is fully enclosed for privacy and seclusion. On-street parking is available.

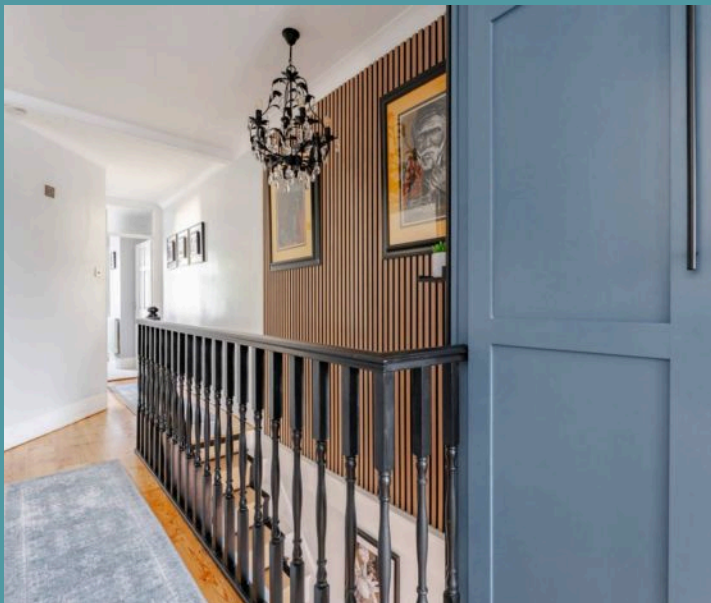




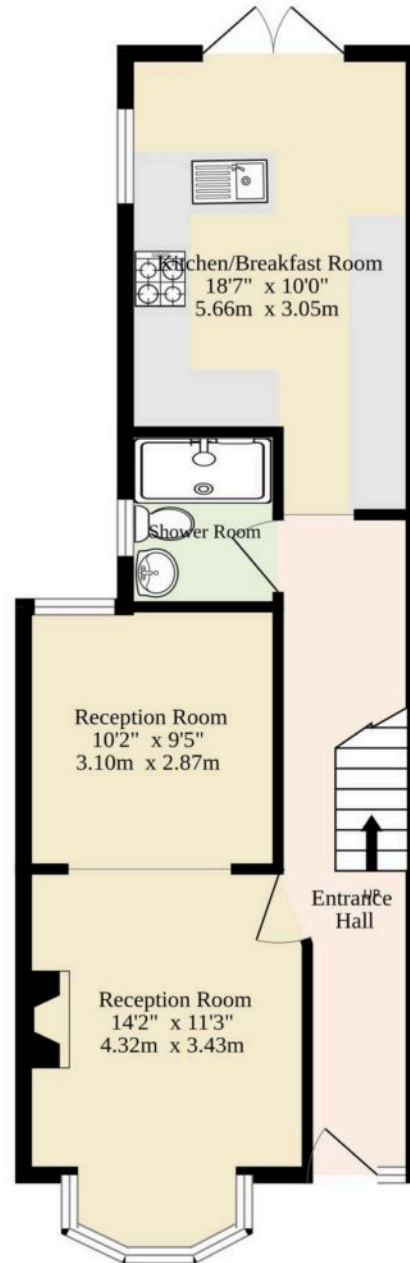
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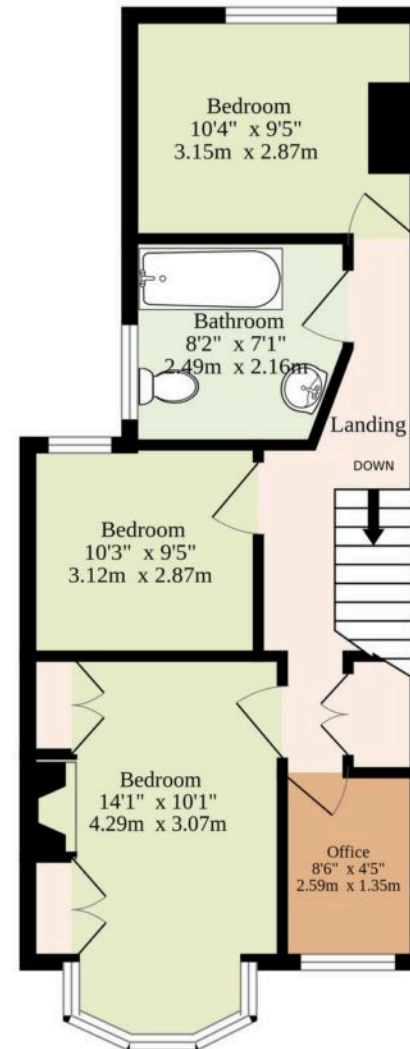
- Beautiful bay-fronted terrace in the coastal town of Lowestoft
- Presented to an impeccable standard throughout, with a contemporary design whilst retaining the properties traditional character
- Two inviting reception rooms, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with premium fixtures and fittings designed to elevate your cooking experience
- Recent installed ground floor shower room and a first floor bathroom suite
- Three well-presented bedrooms and a versatile home office
- Well-maintained garden complemented by a patio area and a garden room, fully enclosed for privacy
- On-street parking available
- Close to local shops, schools, transport links and healthcare facilities



Ground Floor
615 sq.ft. (57.1 sq.m.) approx.



1st Floor
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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