



17 Rio Close, Lowestoft

£235,000 Freehold

Introducing this exciting opportunity to secure a modern three-bedroom semi-detached home in a peaceful residential cul-de-sac, this property is offered with no onward chain and is ideal for first-time buyers or investors alike. Boasting a bright and comfortable lounge, a well-equipped kitchen/diner, and a charming conservatory that opens onto a private rear garden, the home offers practical living with scope to personalise. Set on a generous corner plot, it further benefits from a garage with power, driveway parking, and low-maintenance front and rear gardens.

Location

Located in a quiet residential pocket of South Lowestoft, Rio Close offers convenient access to both local amenities and the stunning Suffolk coastline. Nearby, you'll find a range of schools, shops, and leisure facilities, as well as excellent transport links including bus routes and easy access to the A12, making commuting straightforward. The nearby award-winning beach at Pakefield is just a short distance away, offering scenic walks, sea views, and a relaxed coastal lifestyle. This well-connected location is ideal for families, professionals, or anyone seeking a balanced setting close to both nature and town conveniences.



Rio Close

Upon entering the property, you are greeted by an inviting entrance hall leading to a comfortable lounge, where natural light streams through a front aspect double glazed window. The spacious kitchen/diner boasts a range of base and wall units, a gas hob, and an electric oven, providing a functional space for culinary activities.

The conservatory, with double glazed French doors opening onto the rear garden, offers a quiet space to relax and unwind.

Ascending to the first floor, a landing illuminated by a side aspect window leads to three well-proportioned bedrooms, each enhanced by double glazed windows and radiators ensuring optimal comfort. The family bathroom features a panel bath, hand basin, and a low-level WC, complemented by part tiled walls and ample natural light.

Set on a sizeable corner plot, this property benefits from a private position and includes a garage with power and light accessed via a driveway. The shingle garden to the front and the paved garden to the rear are adorned with bushes and shrubs, providing low-maintenance outdoor spaces ideal for relaxation and entertaining.

Situated in close proximity to local amenities and schools, this property offers convenience for every-day living while nestled within a peaceful residential setting. With scope for improvement and personalisation throughout, this charming residence presents a blank canvas for buyers to realise their vision and create a place to call home.

Agents Notes

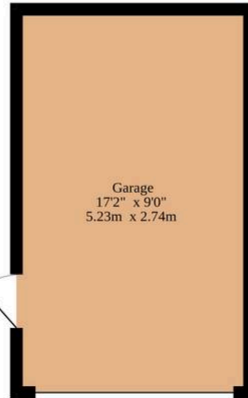
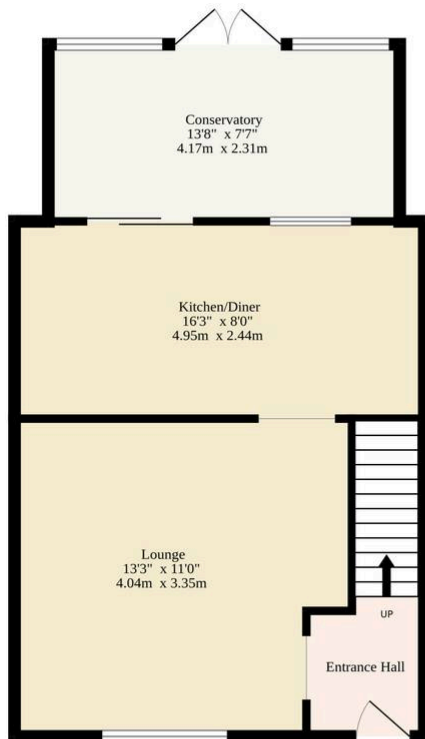
We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

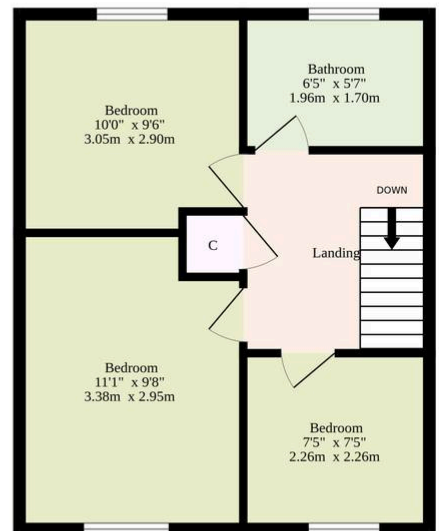
Tenure: Freehold



Ground Floor
558 sq.ft. (51.8 sq.m.) approx.



1st Floor
350 sq.ft. (32.5 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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