



# 1 Wainwright Close, Lowestoft

Offers in Region of £235,000

# 1 Wainwright Close

## Lowestoft

Welcome to this beautifully presented semi-detached home on the desirable Park Hill estate in Lowestoft. Ideal for first-time buyers or investors, this stylish property offers a bright and spacious sitting room, a well-equipped kitchen/diner with French doors to the garden, three comfortable bedrooms including a private en-suite, and a modern family bathroom. Outside, enjoy a newly landscaped garden complete with decking, patio, and lawn —perfect for relaxing or entertaining. With off-road parking, a garage, and a brand new combi boiler, this home blends convenience, comfort, and lifestyle in a prime location.

### Location

Wainwright Close is a quiet residential street situated within the Park Hill Estate in the northern part of Lowestoft, Suffolk. This peaceful cul-de-sac offers a family-friendly environment with easy access to a range of local amenities. Nearby, residents can find several convenience stores and supermarkets including a large Tesco and Aldi, both within a short driving distance. For day-to-day needs, the surrounding area also features a pharmacy, post office, and takeaway outlets, making errands simple and accessible.

Families are well-served by a number of local schools such as Gunton Primary and Ormiston Denes Academy, both within walking or cycling range. Healthcare services are readily available with the Rosedale Surgery and the Kirkley Mill Health Centre offering NHS GP services, and dental practices located nearby.





## 1 Wainwright Close

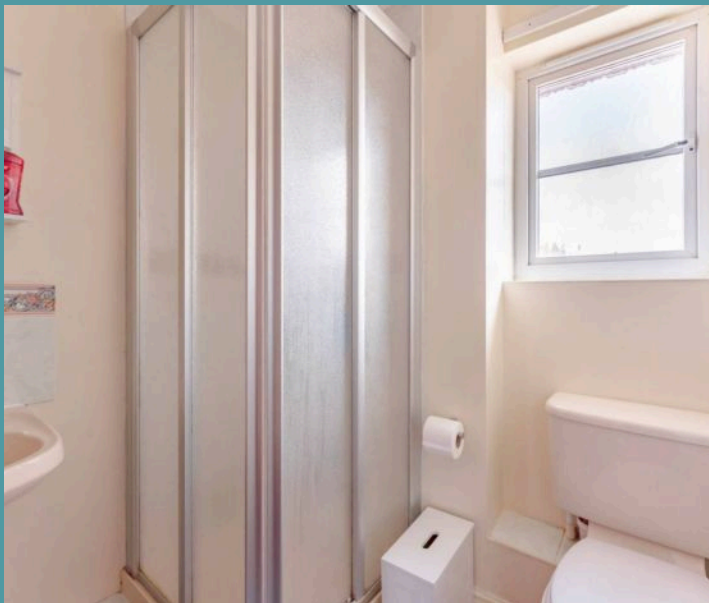
### Lowestoft

Wainwright Close also benefits from strong transport links: several local bus routes run along Bentley Drive and Yarmouth Road, providing connections to the town centre, railway station, and surrounding areas. Lowestoft railway station, a short drive away, offers direct services to Ipswich and Norwich. The A47 is easily accessible, making travel by car convenient for commuting or weekend trips.

### Wainwright Close

Step through the welcoming entrance hall, where a convenient WC sets a thoughtful tone for practical daily use. The home opens into a spacious sitting room, where natural light streams through wide windows, creating a serene space ideal for unwinding after a long day or hosting relaxed evenings with friends and family.

The heart of the home is the kitchen/dining room, designed with everyday living in mind. Fitted with wall and base units, it features a built-in oven and generous space for essential appliances like your fridge/freezer and washing machine. The adjoining dining area, framed by elegant French doors, invites you to enjoy casual breakfasts, family dinners, or even summer gatherings with ease, as it flows seamlessly into the garden.





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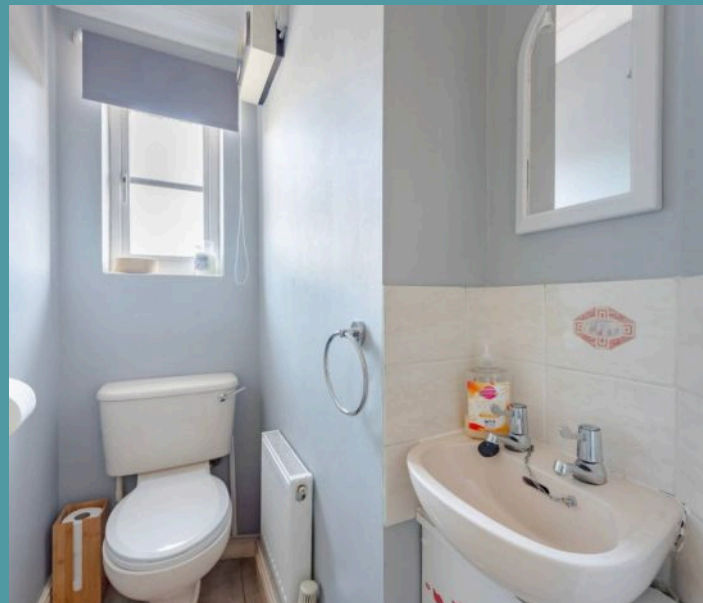
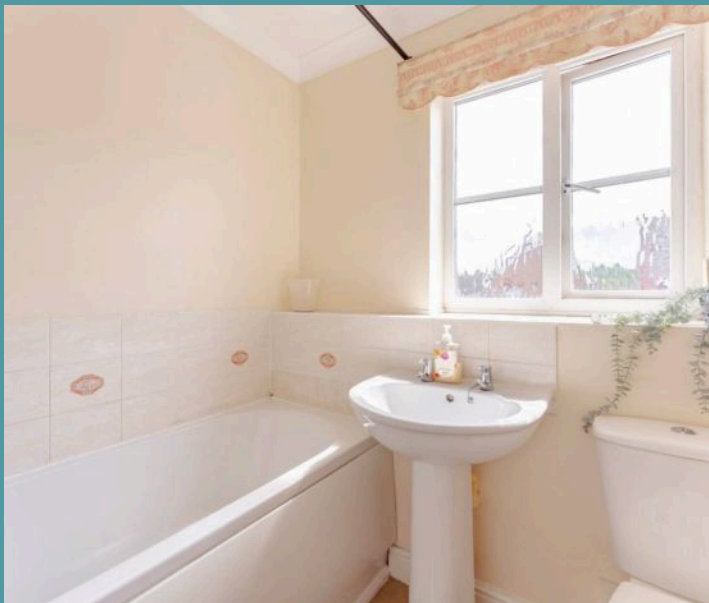
Lowestoft

Upstairs, the home features three well-sized bedrooms, including a private en-suite in the principal bedroom. A modern family bathroom serves the remaining rooms, making the upstairs level versatile for young families, couples or guests.

Outside, the property showcases a recently landscaped rear garden that's been carefully curated for both style and functionality. Enjoy al fresco dining or sunbathing on the decked terrace, host BBQs on the paved patio, or simply relax while the kids play on the lawned area. It's a private and low-maintenance space perfect for year-round enjoyment. At the front of the residence is a driveway providing off-road parking for multiple vehicles and a garage for storage options.

**Agents note**

Freehold





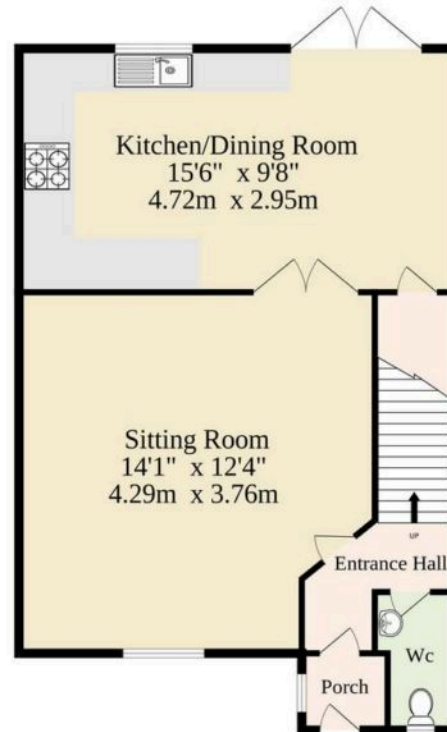
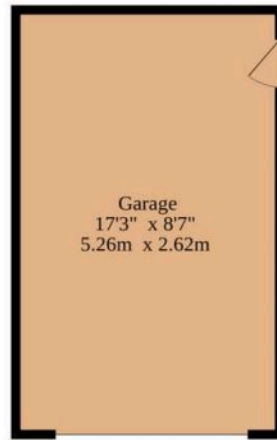
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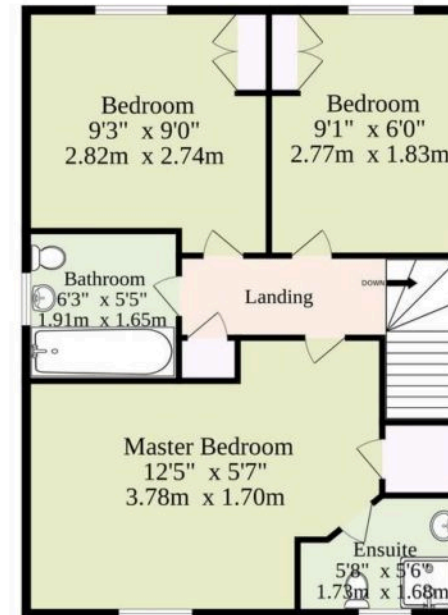
- Semi-detached residence positioned on the Park Hill estate in the coastal town of Lowestoft
- Perfect first home or investment purchase
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Kitchen/dining room equipped with wall and base units, an oven and spaces for your fridge/freezer and washing appliances
- Dining area set in front of French doors, encouraging intimate family meals and gatherings
- Three bedrooms, a private en-suite and a family bathroom
- Well-maintained and private garden, with a decked terrace, a patio area and a laid to lawn
- Driveway providing off-road parking and a garage for storage options
- Brand new combi boiler
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor  
531 sq.ft. (49.3 sq.m.) approx.



1st Floor  
276 sq.ft. (25.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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