



318 Raglan Street, Lowestoft - NR32 2LB

OIRO- £190,000 Freehold

Designed with both comfort and practicality in mind, this spacious end-of-terrace home spans three floors and is presented in excellent condition throughout. It features three double bedrooms, a generous lounge with a character fireplace, and a bright kitchen/diner complete with breakfast bar and modern finishes. The contemporary family bathroom is stylishly fitted, while outside, the enclosed rear garden offers a private space with a patio seating area, mature planting, and a useful storage shed. Set on a quiet no-through road, the property also has potential for off-road parking to the rear and enjoys a convenient location close to the town centre and a short drive from award-winning beaches.

Location

Raglan Street is positioned in a convenient residential area of Lowestoft, just north of the town centre. The location offers excellent access to a range of everyday amenities, including supermarkets, schools, and local shops. It's within walking distance of Lowestoft train station, ideal for commuters, and only a short drive from the seafront and award-winning beaches. The area is also well-connected by bus routes and close to key road links such as the A47, providing straightforward travel into Great Yarmouth and Norwich. Nearby parks and green spaces offer recreational options, while the vibrant town centre provides a choice of cafés, restaurants, and entertainment venues.

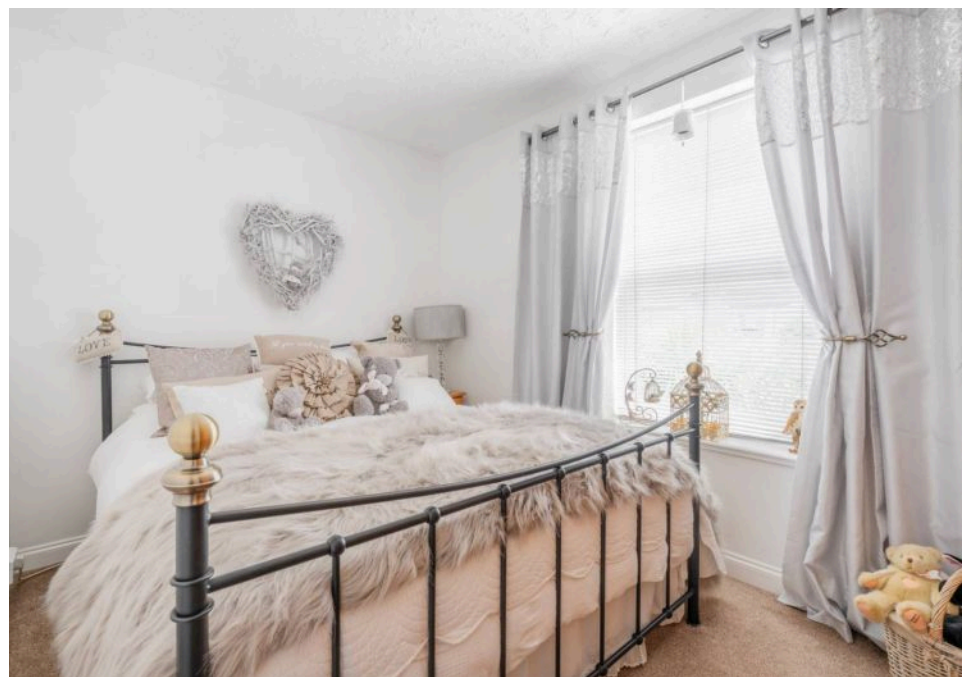


Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- A



Ragnals Street, Lowestoft

Step into the home through the entrance hall, where you are immediately drawn into the heart of the property. This bright and spacious kitchen/diner offers a perfect setting for everyday living and entertaining. The kitchen is modern and well-appointed, featuring white fitted units, generous worktop space, and a breakfast bar ideal for casual meals or socialising. A stylish tiled splashback adds visual interest, while appliances include a hob, oven, and extractor fan. Plumbing is in place for a washing machine, and smart tiled flooring flows throughout, enhancing both the practicality and visual appeal of the space. Modern light fixtures add a contemporary touch, and there is ample room for a full dining table, making it a great space for hosting.

From the kitchen, a door leads into the rear lobby, which features a built-in storage cupboard, access to the outside, and a direct entry into the family bathroom. The bathroom is finished to a high standard, featuring a panelled bath and shower over, fully tiled walls, and wood-effect flooring that adds warmth and texture to the space.

Also on the ground floor is the lounge, a bright and inviting room enhanced by natural light. It features a central fireplace that adds warmth and character, along with carpeted flooring that provides comfort underfoot. This is a lovely space to relax or unwind at the end of the day.

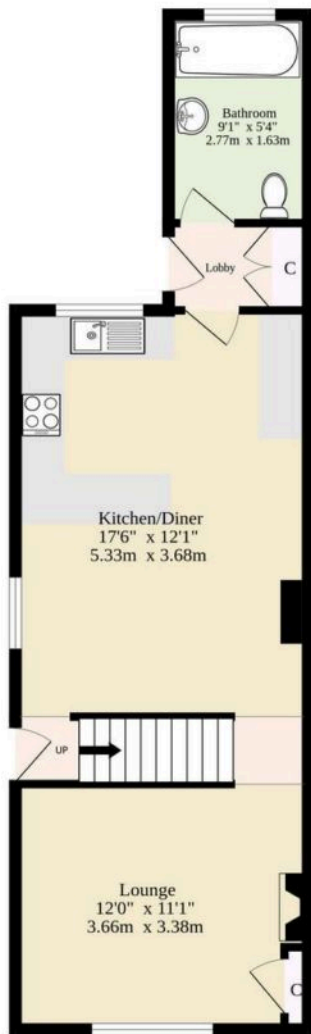
Make your way upstairs to the first floor, where two spacious double bedrooms await. Both rooms benefit from good natural light, soft carpeted flooring, and plenty of space for bedroom furnishings. One of the bedrooms also enjoys the added bonus of a built-in storage cupboard, ideal for keeping the space tidy and organised.

Continue up to the second floor to find the third double bedroom, which spans the top level and offers ample space, carpeted flooring, and inset ceiling lights. This room could serve well as a main bedroom, guest room, or even a work-from-home space depending on your needs.

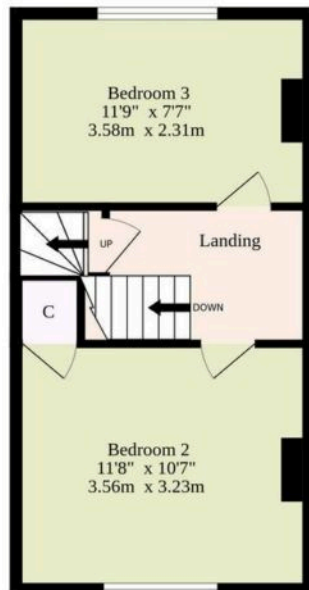
Outside, the property features a generous enclosed rear garden that has been thoughtfully designed to be both private and low maintenance. A paved patio seating area offers the perfect spot for outdoor dining or relaxing, while well-kept borders with mature planting add colour and life to the space. A storage shed provides practical garden storage, and there is also potential for off-road parking to the rear, subject to the necessary access.



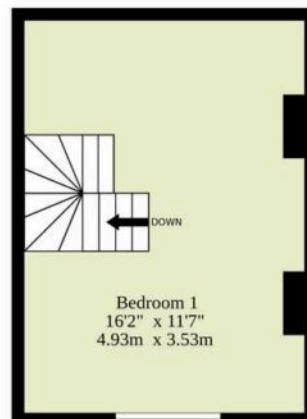
Ground Floor
397 sq.ft. (36.5 sq.m.) approx.



1st Floor
242 sq.ft. (22.5 sq.m.) approx.



2nd Floor
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 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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