



78 Sycamore Avenue, Lowestoft  
£235,000



## 78 Sycamore Avenue

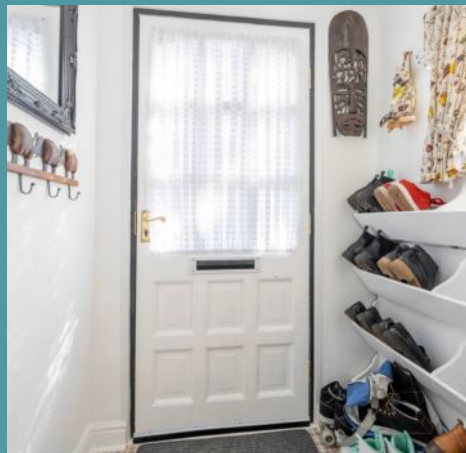
Positioned in a quiet cul-de-sac in the heart of Oulton Broad South, this well-presented terraced home offers over 900 sq. ft. of thoughtfully updated accommodation, ideal for first-time buyers, young families, or those looking to upsize. This is a home that has been carefully maintained and upgraded, offering immediate comfort and modern features in a desirable residential setting. From the generous room sizes and versatile loft conversion to the sunny rear garden and private parking, the property delivers both functionality and charm in equal measure. With all the key improvements already taken care of - including new bathrooms, pipework, and heating upgrades - this is a move-in-ready home with wide appeal.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







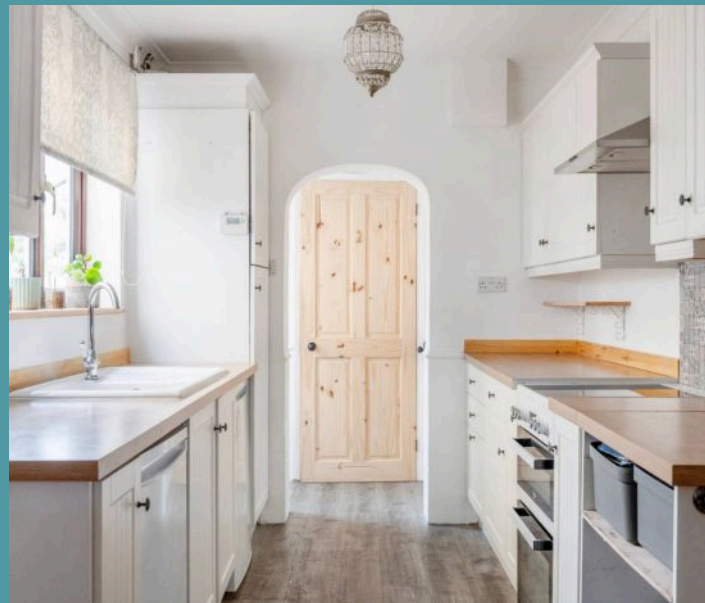
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Lowestoft, Lowestoft

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### Location

Sycamore Avenue is tucked away in a quiet cul-de-sac within the sought-after area of Oulton Broad South, Lowestoft. This well-established residential location offers excellent access to everyday amenities including supermarkets, local shops, takeaways, and healthcare facilities. Families will appreciate the nearby primary and secondary schools, while commuters benefit from Oulton Broad South train station just a short walk away, offering direct links to Norwich and Ipswich. The scenic surroundings of Oulton Broad are close by, with riverside walks, boat hire, and family-friendly parks such as Nicholas Everitt Park. For coastal lovers, Lowestoft's award-winning beaches and vibrant seafront are just a short drive, along with a choice of leisure centres, restaurants, and entertainment venues. This location delivers a







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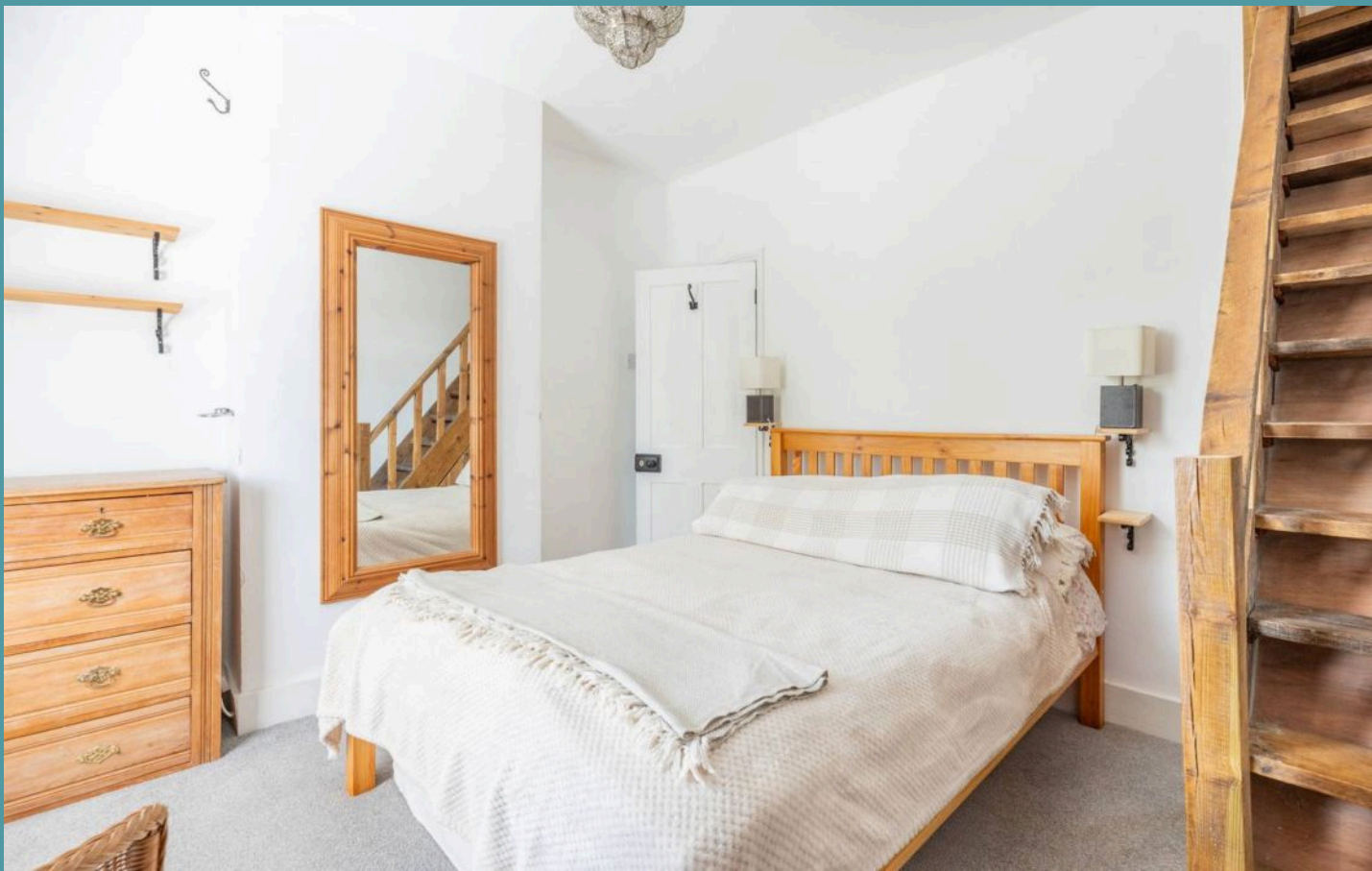
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## Sycamore Avenue

The ground floor is accessed via a front porch leading into a generous lounge with a large front-aspect window, cosy fireplace, and a flexible layout for relaxing or entertaining. This flows into a spacious dining room, which also features a fireplace as a focal point and offers plenty of room for family meals or entertaining guests. From here, a well-designed galley kitchen is fitted with ample cabinetry, worktop space, and room for appliances, leading to a rear lobby and a practical utility room.





At the very rear, the stylishly refitted bathroom (installed in late 2023) includes a bath with overhead shower, WC, and basin, all complemented by new plumbing throughout.

Upstairs, the first floor hosts three well-proportioned double bedrooms, each offering bright, comfortable accommodation. Bedroom one and two are almost equal in size and well-suited for use as principal bedrooms, while bedroom three is an excellent guest room, office, or nursery.

A key feature is the converted loft space, which provides a highly versatile additional room - ideal for use as a home office, playroom, or secondary lounge. Eaves storage to both sides maximises practicality without compromising floor space.

Outside, the property benefits from a large south-west facing rear garden, enjoying sunlight throughout the day - perfect for summer relaxing, gardening, or alfresco dining. The rear of the garden also provides secure off-road parking for two vehicles via a private driveway, accessed from the back of the terrace. Additional upgrades include a gas central heating system powered by a regularly serviced six-year-old boiler, with new radiators fitted throughout the home.

#### Agents Notes

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







## 78 Sycamore Avenue

- Well presented terrace home in a cul-de-sac location within the heart of Oulton Broad South
- Many new upgrades throughout making the home ready to move into
- Over 900 sqft of accommodation, perfect for first time buyers or families
- Three spacious double bedrooms
- Loft conversion providing a versatile space for a home office or another reception room
- New bathrooms and pipes installed in late 2023
- Gas central heating with a 6 year old boiler that's regularly serviced along with all new radiators
- Secure driveway to rear providing off-road parking for 2 vehicles
- Large South-west facing rear garden that enjoys all day sun



Ground Floor  
484 sq.ft. (45.0 sq.m.) approx.

1st Floor  
339 sq.ft. (31.5 sq.m.) approx.

Loft  
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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