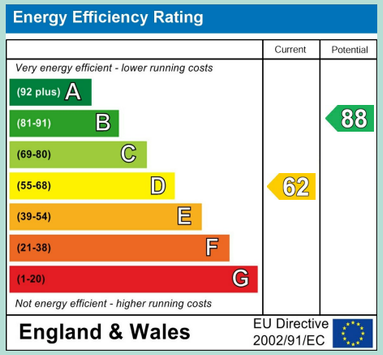
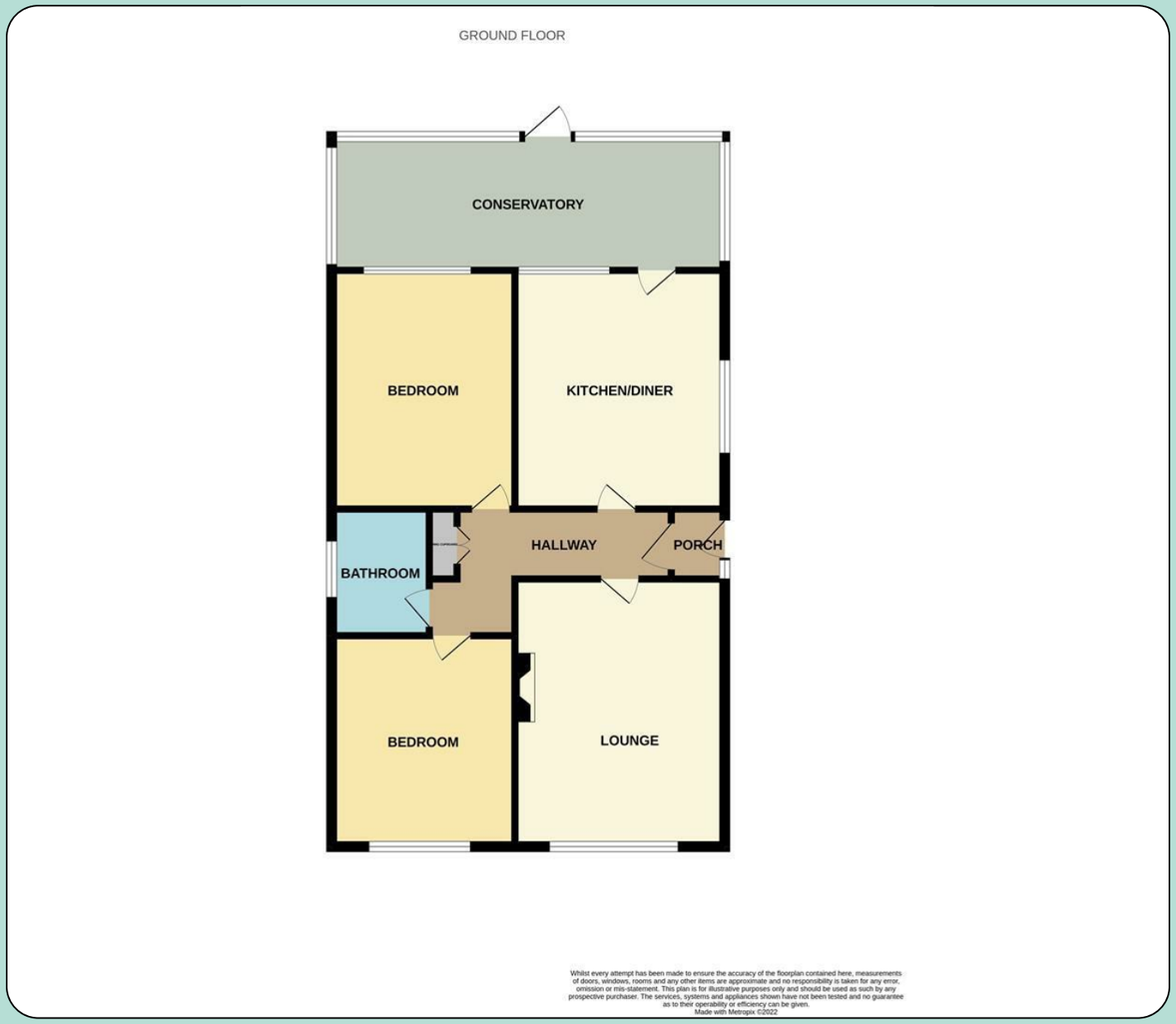
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Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council











Patterdale Gardens

Suffolk, NR32 4TQ

- Good sized plot
- Two double bedrooms
- Sought after cul de sac location
- Off road parking with garage
- Modern conservatory
- Ideal for public transport links
- New Central Heating System
- Porch and entrance hall
- Spacious kitchen/breakfast room
- Warnes build

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements









LOCATION
This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

PORCH
UPVC double glazed window to side aspect, UPVC double glazed door to side aspect, carpet flooring and door opening to entrance hall.

ENTRANCE HALL
Carpet flooring, doors opening to lounge, kitchen/breakfast room, bedrooms 1-2, bathroom and storage cupboard.

LOUNGE
4.4 x 3.4
UPVC double glazed window to front aspect, carpet flooring had gas fireplace.

KITCHEN/BREAKFAST ROOM
3.9 x 3.4
X2 UPVC double glazed windows to rear and side aspects. Wood double glazed door opening to conservatory and carpet flooring. Units above and below work surfaces with inset composite sink and drainer. Oven, grill, gas hob and extractor fan. Breakfast bar counter with space below for fridge and space for washing machine.

CONSERVATORY
6.0 x 1.9
UPVC double glazed window surround, UPVC double glazed door opening to rear garden and carpet flooring.

BATHROOM
2.1 x 1.6
UPVC double glazed window to side aspect, carpet flooring, toilet, pedestal wash basin and panelled bath with shower attached.

BEDROOM 1
3.9 x 3.0
UPVC double glazed window to rear aspect and carpet flooring.

BEDROOM 2
3.4 x 3.2
UPVC double glazed window to front aspect and carpet flooring.

OUTSIDE
To the front of the property is a sweeping paved driveway leading to a detached brick built garage with up and over door. An easy maintenance shingle stone garden borders to front and sits within a brick wall surround. To the rear is a fully enclosed shingle stone garden with paved central seating area ideal for alfresco dining. Door opens into garage and gated access is opening to front.

FINANCIAL SERVICES
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

