

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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£280,000  
Offers Over



## Patterdale Gardens

Suffolk, NR32 4TQ

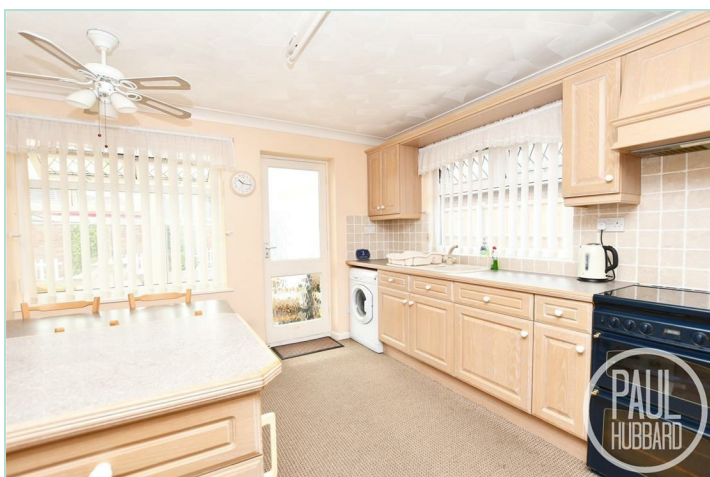
- Good sized plot
- Two double bedrooms
- Sought after cul de sac location
- Off road parking with garage
- Modern conservatory
- Ideal for public transport links
- New Central Heating System
- Porch and entrance hall
- Spacious kitchen/breakfast room
- Warnes build



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## 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.

