

£325,000
Asking Price



Wayne Close

Lowestoft, NR32 4SX

- Detached family home
- 4 Separate bedrooms
- Beautifully presented throughout
- Cul-de-sac situated in the heart of North Lowestoft
- Spacious open plan lounge/diner
- Driveway with off road parking
- South east facing rear garden
- Welcoming entrance hall
- Ground floor WC
- Close to local amenities, shops & schools





Location - Lowestoft

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Entrance Hall

UPVC double glazed window and door to the front aspect, wood effect laminate flooring throughout, a radiator, carpet stairs leading to the first floor landing and doors opening to a WC, lounge/diner and kitchen.

WC

2.17m x 0.90m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a radiator, toilet and vanity unit with inset hand wash basin.

Lounge/ Diner

6.82m x 3.88m max

Currently used as a spacious lounge, this versatile room offers the potential to be utilised as a lounge/diner. The room benefits from a UPVC double glazed window to the front aspect, sliding doors to the rear opening onto the garden, carpeted flooring throughout and x2 radiators.

Kitchen

3.91m x 3.44m max

UPVC double glazed window to the rear aspect, tile flooring throughout, a radiator, door opening to a storage cupboard, units above and below laminate work surfaces, stainless steel sink with drainer, integrated AEG oven and grill, along with a Micromat combi. Stainless steel extractor fan with induction hob below, space for appliances including a washing machine and fridge. Cupboard housing the gas boiler and UPVC double glazed door opening to the garden/dining room.

Garden/ Dining Room

3.02m x 2.30m

An additional reception room currently being used as a dining room. Comprising of UPVC double glazed sliding doors to the rear aspect opening to the garden, tile flooring throughout, a radiator and door opening to the garage.

First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch with drop down ladder, and doors opening to the family shower room, airing cupboard and bedrooms 1-4.

Shower Room

1.87m x 1.71m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, a heated towel rail, toilet, tiled walls, pedestal hand wash basin and mains fed shower enclosed within a glass cubicle.

Bedroom 1

3.50m x 3.30m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.





Bedroom 2

3.44m x 2.66m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bedroom 3

3.25m x 2.17m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bedroom 4

2.58m x 2.11m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Outside

To the front of the property, a concrete driveway provides off-road parking and leads to the garage. A storm porch is complemented by a decorative shingle border, while a laid lawn stretches across the front of the property. A timber gate provides access to the rear.

To the rear, the property benefits from a well presented, fully enclosed south east facing garden, predominantly laid to lawn and featuring brick weave and patio seating areas. The garden is further enhanced by a timber shed and attractive planted borders containing a variety of plants and shrubs. Additional storage is also available to the side of the property.

Garage

5.18m x 2.49m

Adjoined to the property with an electric roller door to the front aspect, light and power inside.

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.



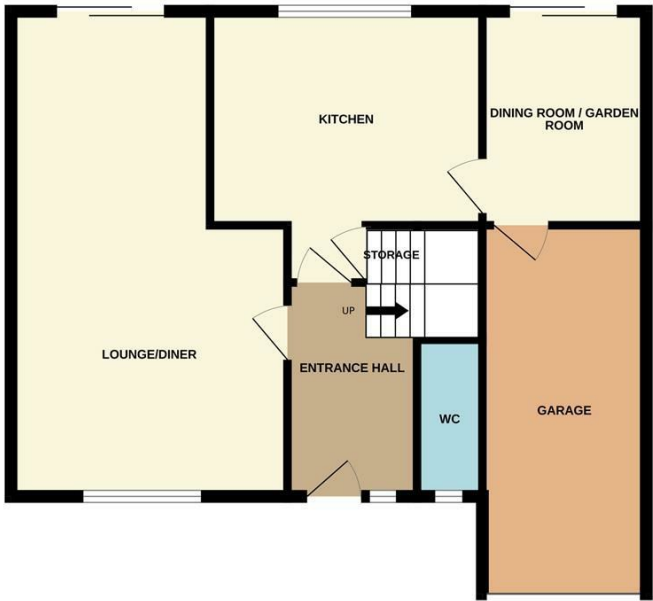




Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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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