

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£325,000**  
Offers Over



**Derwent Gardens**  
Lowestoft, NR32 4TN

- Extremely well presented detached family home
- 3 separate bedrooms
- Off road parking for multiple vehicles & garage
- Gas central heating with modern boiler & underfloor heating
- West facing rear garden
- Recently renovated to a high standard
- Stunning newly fitted Wren kitchen
- Ground floor cloakroom & first floor bathroom
- Set on a sought after cul-de-sac North Lowestoft
- Close to local amenities, shops & schools

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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 and 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

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### Location

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

Composite entrance door & double glazed obscure window to the side aspect, LVT flooring, radiator, built-in storage cupboard, stairs to the first floor and doors opening to the sitting room & kitchen/ diner.

### Sitting Room

4.84 x 3.66  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Kitchen/ Diner

6.24 max x 4.77 max  
LVT herringbone flooring, underfloor heating, dual aspect UPVC double glazed windows, Velux window, recently fitted Wren kitchen, laminate work surfaces, composite sink & drainer with mixer tap, breakfast bar with space for stools, integrated AEG fridge-freezer, Bosch dishwasher, Hotpoint washing machine, Neff Hide & slide oven, induction hob & extractor hood (automatic Bluetooth connection), a door opens into the cloakroom and UPVC French doors open out to the rear garden.

### Cloakroom

1.79 x 0.66  
LVT herringbone flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap and tile splash backs.

### Stairs leading to the First Floor Landing

Fitted carpet, radiator, loft access and doors opening to the bedrooms & bathroom.

### Bedroom 1

4.01 x 3.14  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 2

3.67 max x 3.17 max  
Fitted carpet, UPVC double glazed window to the front aspect, fitted wardrobes and a radiator.

### Bedroom 3

2.96 x 2.69  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bathroom

2.48 x 2.42  
Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, tiled walls, built-in storage cupboard, shaving point, toilet, pedestal wash basin with mixer tap, bath tub with hot & cold taps and a mains-fed shower set above.

### Outside

To the front, a sweeping driveway leads up to the garage and provides ample off-road parking for multiple vehicles, complemented by an attractive shingle frontage and low brick wall boundaries. A pathway leads to the main entrance at the side of the property, while convenient gated access to the rear garden is also provided.

The west-facing rear garden has been thoughtfully arranged to create an ideal outdoor entertaining space, featuring a well-maintained lawn, established planted borders and a generous patio area perfect for seating and al fresco dining. Stepping stones lead to a timber storage shed, with an additional patio area ideally suited for barbecues and summer gatherings. Practical additions include outdoor lighting, an external water tap and bin storage, all enclosed by attractive brick wall boundaries for privacy and security.

### Garage

5.29 x 2.44  
A spacious integral garage with an electric roller door to the front, offering excellent versatility for secure parking, storage or use as an ideal workshop space. The garage benefits from light and power, useful under stair storage to the rear, and a recently installed gas combi boiler (2024).

### Agent Note

To the rear of the garden is a gated area of council-owned land, accessed via secure keycode entry. The current owners have use of this space, which is also enjoyed by neighbouring residents for allotment-style gardening, offering a unique and accessible outdoor amenity.

### 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.

