

£325,000
Asking Price



Edgerton Road Lowestoft, NR33 9BG

- Detached chalet bungalow
- 3 separate bedrooms
- Ground floor third bedroom or versatile home office/ reception
- Off road parking & garage
- Generous rear garden
- Open-plan kitchen/diner
- Modern kitchen, bathroom & shower room
- Gas central heating
- UPVC double glazing
- Close to local amenities, shops & schools

**PAUL
HUBBARD**



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

UPVC entrance door & double glazed obscure window to the side aspect, fitted carpet, x2 storage cupboards, radiator, stairs leading to the first floor landing and doors opening to the bathroom, sitting room & bedroom 3.



Bathroom

1.92 x 1.91

Tiled floor & walls, heated towel rail, UPVC double glazed obscure window to the side aspect, toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and an extractor fan.

Bedroom 3/ Home office / Reception

2.86 x 2.53

A versatile space for a bedroom, home office or extra reception. Featuring fitted carpet, dual aspect UPVC double glazed windows, radiator and a built-in wardrobe with double doors.

Sitting Room

4.86 max x 3.62 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, feature shelves & windows with a timber frame door opening into the kitchen/diner.



Kitchen/ Diner

6.13 max x 4.53 max

Tile flooring, x3 UPVC double glazed windows to the side & rear aspect, radiator, units above & below, laminate work surfaces, laminate splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, ceramic hob & extractor hood, spaces for an America style fridge freezer, a dishwasher, washing machine & tumble dryer, built-in storage cupboard, a door opens to the ground floor shower room and a UPVC double glazed door opens to the rear garden.

Shower Room

2.86 x 0.99

Tile flooring, UPVC double glazed obscure window to the front aspect, towel rail, tiled walls, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap and a mains fed shower with both rainfall & handheld heads set into a cubicle enclosure.

Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 1

4.24 x 3.55

Fitted carpet, UPVC double glazed window to the rear aspect, eaves storage and a radiator.

Bedroom 2

3.56 x 2.93

Fitted carpet, UPVC double glazed window to the front aspect, eaves storage and a radiator.





Outside

The property boasts a well-maintained front garden featuring a neatly laid lawn, mature tree, and attractive shingle borders. A sweeping driveway offers ample off-road parking for multiple vehicles and is enclosed by a brick wall for added privacy. The driveway leads to a side entrance door and provides gated access to the rear garden.

The beautifully landscaped rear garden includes a manicured lawn, a patio area ideal for outdoor dining, and raised planters filled with an array of decorative plants and shrubs. Borders are thoughtfully planted to enhance the space, while a pathway runs the length of the garden leading to a shingled area at the rear. Additional features include a double-door storage shed, greenhouse, access to the garage via rear doors, as well as outdoor lighting and electrical sockets for convenience.



Greenhouse

4.35 x 3.00

Set on a combination of paved and shingled ground, the greenhouse offers an ideal space for potting plants at a dedicated workstation and nurturing a variety of plants and seedlings throughout the year.

Garage

6.97 x 3.00 (approx)

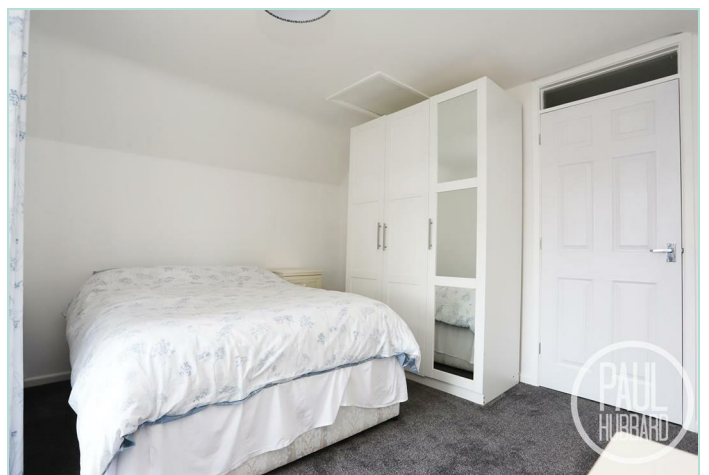
Featuring an up-and-over door to the front, the garage provides excellent space for either vehicle parking or additional storage. It includes a timber-framed side window, power and lighting throughout, and a convenient pedestrian access door from the rear garden.

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: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>84</div>
(81-91) B		
(69-80) C		
(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



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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