

£250,000
Offers Over



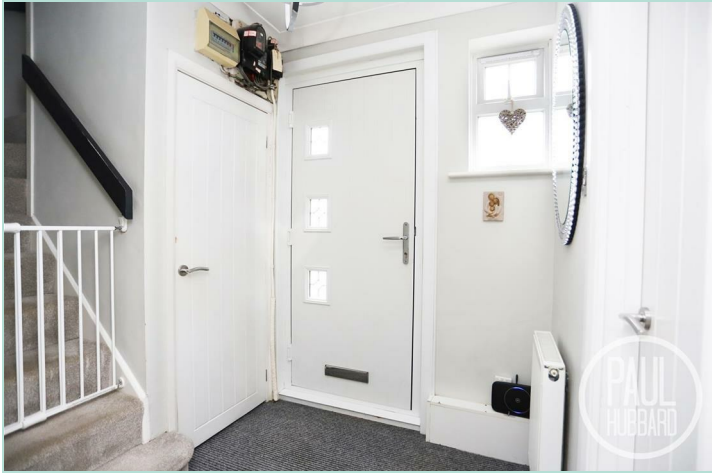
Minden Road

Lowestoft, NR32 2NS

- Four well-proportioned bedrooms
- Spacious kitchen/diner ideal for family living
- South facing rear garden
- Off-road parking
- Modern, neutral décor throughout

- Private heated swimming pool in rear garden
- Comfortable sitting room with neutral tones
- Low-maintenance landscaped outdoor space
- Outdoor tap, lighting, and gated access
- Close to local amenities, schools, and transport links

**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

Composite entrance door & UPVC double glazed window to the front aspect, fitted carpet, radiator, consumer unit, stairs leading to the first floor landing, a door opens into the cloakroom and a doorway opening leads through to the kitchen/diner.



Cloakroom

Vinyl flooring, UPVC double glazed window to the front aspect, tiled walls, vertical radiator, toilet and a wash basin with mixer tap set into a vanity unit.

Sitting Room

5.18m x 3.34m

Fitted carpet, x2 UPVC double glazed window to the front & rear aspect, x2 radiator and feature fireplace.

Kitchen/Diner

3.79m x 3.55m

LVT flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, built-in oven, gas hob, extractor fan, space for a dishwasher and a doorway opening leading through to the utility room.



Utility Room

3.47m x 1.88m

LVT flooring, large Velux window, vertical radiator, pendant lighting, units above & below, laminate work surface, spaces for a washing machine, tumble dryer & American style fridge-freezer, an opening leads to the bathroom & a pantry cupboard.

Bathroom

3.52m x 2.47m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, vertical radiator, tiled walls, extractor fan, heated towel rail, toilet with hidden cistern, freestanding bath tub with a mixer tap & a hand-held shower attachment, a wash basin set into a vanity unit with a mixer tap and a step up to a mains fed shower with both rainfall & handheld heads with a glass shower screen.

Stairs leading to the First Floor Landing

UPVC double glazed obscure window to the front and side aspect, fitted carpet, radiator, loft access and doors opening to bedrooms 1-4 & a storage cupboard.

Bedroom 1

3.31m x 2.92m

UPVC double glazed window to the rear aspect, fitted carpet and x2 radiators.





Bedroom 2

3.20m x 2.84m

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

Bedroom 3

3.47m x 2.46m

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

Bedroom 4

3.34m x 2.24m

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

Outside

Well-presented front garden with off-road parking on a private driveway, complemented by a low-maintenance stone area and raised flower beds filled with mature plants and shrubs. The space is enclosed by a combination of brick walls and fencing for added privacy, and includes outdoor lighting, an outdoor tap, and secure gated access to the rear.

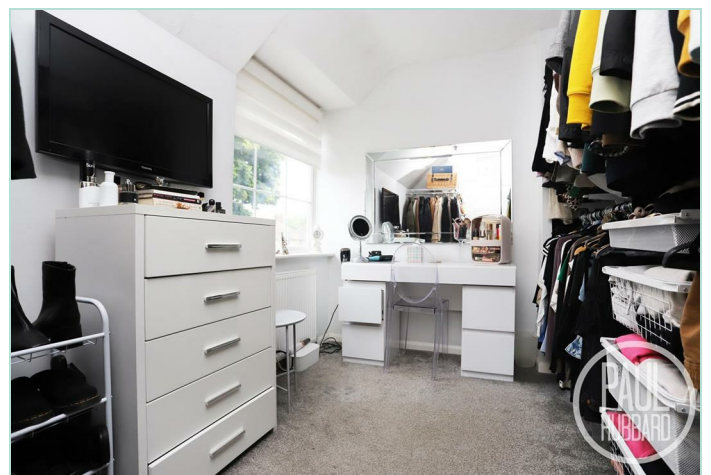
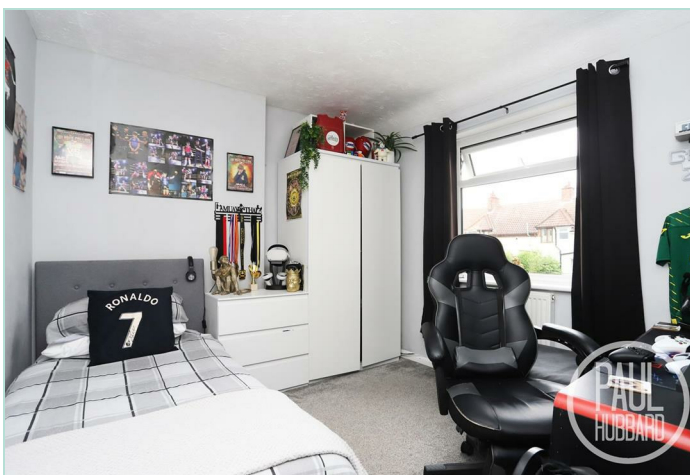
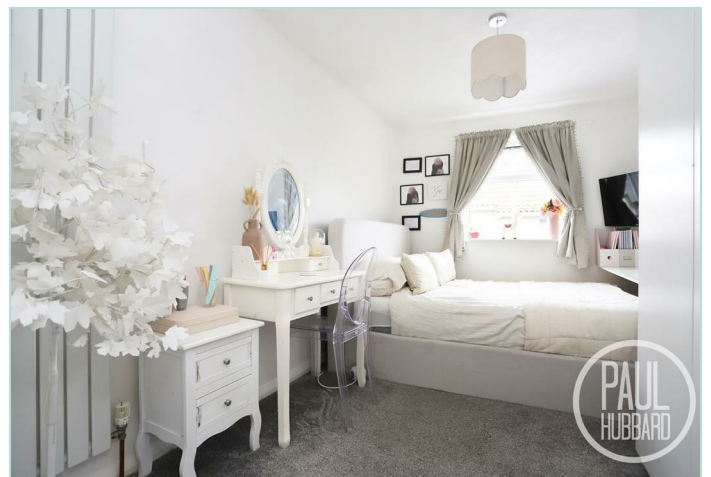
South facing landscaped garden featuring a slate area, artificial laid lawn, and a patio for outdoor entertaining covered by a pergola. Includes a garden shed and a 4-foot-depth cladded swimming pool with steps, decking, pump, and heating as an option. Practical features include an outdoor tap, a shingle side pathway, and gated front access.

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.







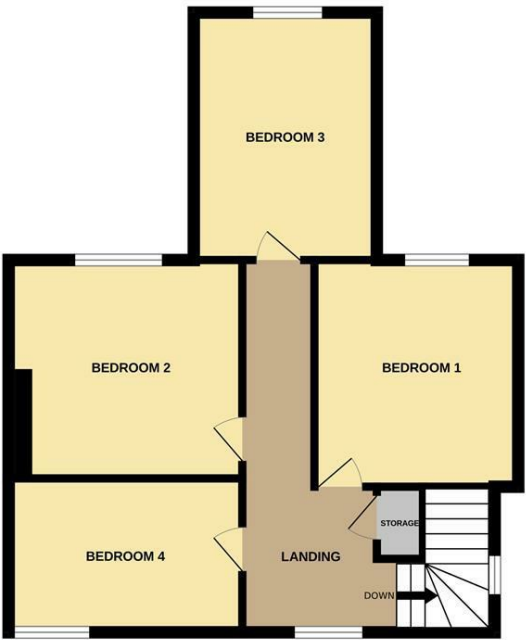
Tenure: Freehold
Council Tax Band: A
EPC Rating: TBC
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



1ST FLOOR



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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