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£220,000
Asking Price







Kimberley Road

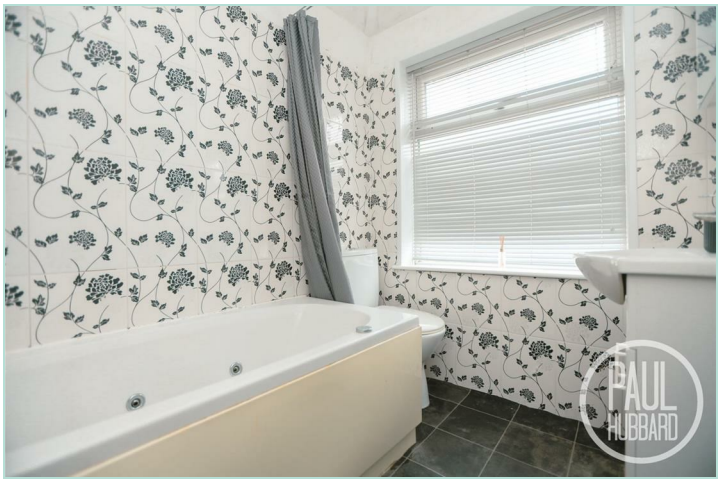
Lowestoft, NR33 0UE

- Ideal semi-detached family home
- 3 Separate bedrooms
- Sizeable south facing garden
- Off road parking for multiple vehicles
- Recently fitted kitchen
- Recently fitted boiler and air conditioning units
- Close to local amenities
- Ground floor WC
- Open plan kitchen/diner
- Conservatory/utility room

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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.

Summary

This semi-detached family home offers three bedrooms and a practical layout. The ground floor features an open-plan kitchen/diner, separate sitting room, conservatory/utility space, and a WC.

The kitchen, boiler, and air conditioning units have all been recently updated. Upstairs includes three bedrooms and a family bathroom.

Outside, there is off-road parking for multiple vehicles and a south-facing rear garden with decking, patio area, lawn, and outbuildings. The property is also conveniently located close to local amenities.

Entrance Hall

UPVC double glazed window and door to the front aspect, decorative tile flooring leads up to carpet, a radiator, stairs leading to the first floor landing and doors opening to the kitchen/diner and an under stairs storage cupboard which houses the water softener.

Kitchen/Diner

5.38m max x 5.10m max

A spacious opening plan entertaining area with access to the kitchen area, dining area, ground floor WC, opening to the sitting room and french doors opening to the conservatory.

Kitchen

UPVC double glazed window to the rear aspect, laminate flooring throughout, recently fitted Wickes kitchen with a selection of units above and below, solid wood work surfaces, tile splash backs, stainless steel sink with drainer and macerator, 4 ring induction hob with extractor fan above, space for a fridge/freezer and an integrated dishwasher, double oven, microwave and grill. Cupboard housing a recently fitted gas combi boiler and air conditioning unit.









WC

1.17m x 0.76m

Obscure single glazed window to the side aspect, heated towel rail, a toilet with hidden cistern and slimline hand wash basin.

Sitting Room

4.13m into bay x 3.31m

UPVC double glazed bay window to the front aspect, carpet flooring throughout, picture rail, a radiator and an electric fire.

Conservatory

4.69m x 2.67m max

Currently being used as a utility area and playroom, UPVC double glazed door opening to the garden and windows surround, laminate flooring throughout, a radiator, base units with laminate work surfaces and space for a washing machine and tumble dryer.

First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch, recently fitted air conditioning unit and doors opening to the family bathroom and bedrooms 1-3.

Bathroom

2.08m x 1.66m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a heated towel rail, part tile walls, a toilet, vanity unit with inset hand wash basin and bath with mains fed shower above.

Bedroom 1

4.19m into bay x 3.34m

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

Bedroom 2

3.84m x 2.86m

UPVC double glazed window to the rear aspect, carpet flooring throughout, picture rail, loft hatch with ladder and a radiator.

Bedroom 3

2.82m x 2.13m

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, picture rail and a radiator.


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Outside

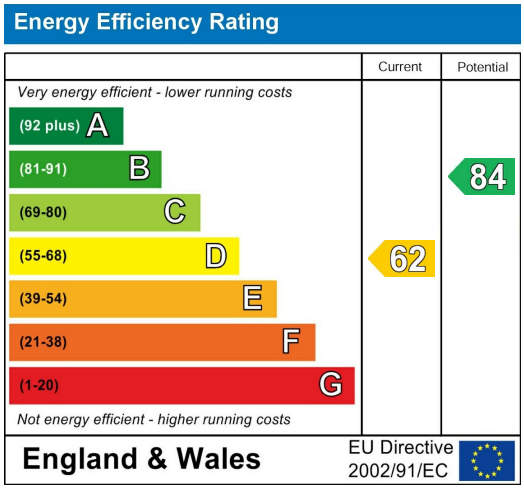
To the front of the property, there is off-road parking for multiple vehicles, an electric vehicle charging point, an aluminium storage shed, and a timber gate providing access to the rear garden.

The rear features a raised decked seating area with decorative fencing and a timber frame, leading to a patio with a built-in pizza oven. Beyond this is a south-facing lawn garden, which includes multiple timber storage sheds and raised sleeper beds.

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 today to arrange your free, no obligation quote.

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





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