www.paulhubbardonline.com

£300,000
Asking Price

Rectory Road

Lowestoft, NR33 0DN

- Modern 3 storey town house
- 3/ 4 double bedrooms
- Cloakroom, bathroom & master bedroom with en-suite shower room
- Off road parking & integral garage
- Convenient ground floor utility room
- Sea views
- Spacious sitting room with bifolds to balcony
- Gorgeous kitchen/ diner
- Moments from award winning South Beach
- Close to local amenities, shops & schools

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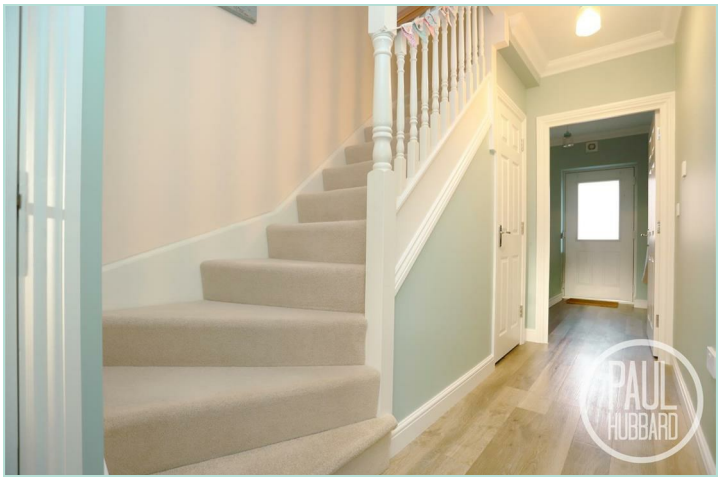
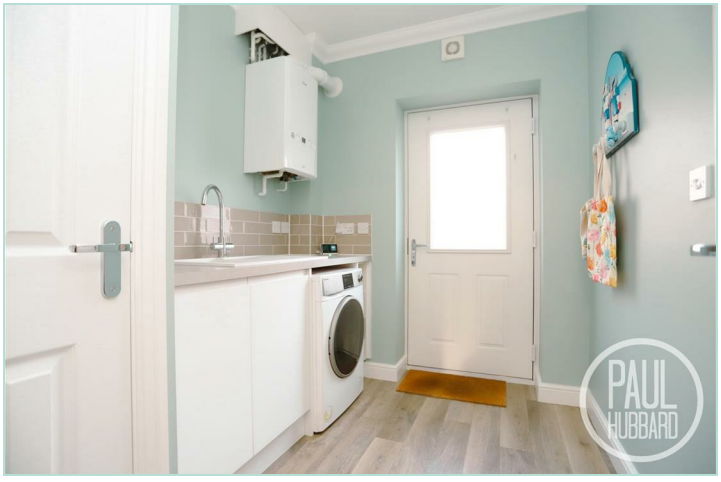




Location

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 to the front aspect, LVT flooring, underfloor heating, space for storage of coats & shoes, doors opening to the cloakroom, a storage cupboard (housing the consumer unit), an under-stair storage cupboard, the utility room and the reception room/ bedroom 4.

Cloakroom

1.88 x 0.91

LVT flooring, underfloor heating, toilet, pedestal wash basin with mixer tap, tile splash backs and an extractor fan.

Utility Room

2.59 max x 2.02 max

LVT flooring, underfloor heating, base units, laminate work surface, tile splash backs, extractor fan, gas combi boiler, inset composite sink & drainer with mixer tap, space for a washing machine and a composite door opens to the rear parking.

Reception Room/ Bedroom 4

3.74 x 2.78

This versatile space is perfect for use as a snug, playroom, home office, or an extra bedroom. Featuring LVT flooring, underfloor heating and UPVC double glazed sash window to the front aspect.

Stairs leading to the First Floor Landing

Fitted carpet, doors opening to the kitchen/ diner & sitting room and stairs lead up to the second floor landing.

Kitchen/ Diner

4.88 max x 4.01 max

LVT flooring, x2 UPVC double glazed windows to the rear aspect, radiator, down lights, feature pendant lighting, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob, stainless steel extractor hood, integrated fridge-freezer & dishwasher, space for a large table & chairs and French doors open into the sitting room.

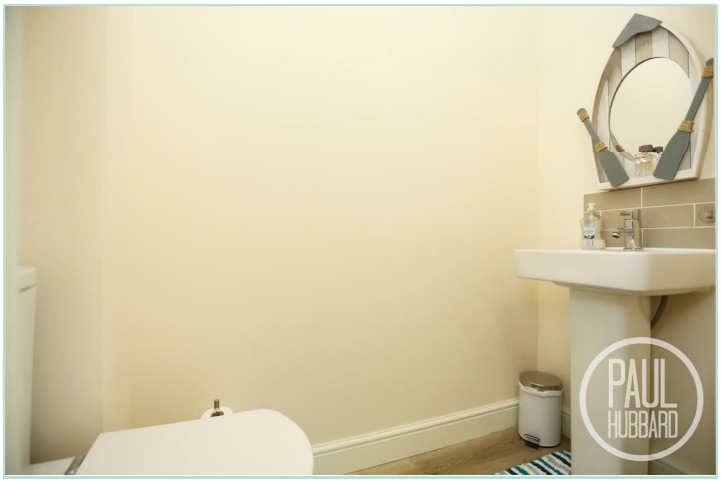
Sitting Room

4.88 max x 4.65 max

Fitted carpet, UPVC double glazed sash window to the front aspect, x2 radiators, a door leads back to the hallway & UPVC bifold doors open to the balcony.

Balcony

A paved balcony bathed in afternoon sun, offering sea views and outdoor lighting—an inviting space to relax, enjoy the fresh sea breeze, or let it flow through the home.



Stairs leading to the Second Floor Landing
Fitted carpet, loft access hatch, doors opening to bedrooms 1-3, the family bathroom and a good size storage cupboard.

Bedroom 1
4.19 max x 2.75 max
Fitted carpet, UPVC double glazed sash window to the front aspect, radiator, built-in wardrobe with double doors and a door opening to the en-suite shower room.

En-suite Shower Room
2.31 max x 1.91 max
LVT flooring, UPVC double glazed obscure sash window to the front aspect, radiator, down lights, light up LED mirror, toilet, pedestal wash basin with mixer tap, extractor fan, mains-fed shower set into a cubicle enclosure and tile splash backs.

Bedroom 2
3.70 max x 2.78 max
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and built-in wardrobe with double doors.

Bedroom 3
2.64 x 2.02
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bathroom
2.76 max x 2.13 max
LVT flooring, radiator, down lights, toilet, pedestal wash basin with mixer tap, extractor fan, panelled bath with a mixer tap & a hand-held shower attachment, tile splash backs and a light up LED mirror.

Outside
The property is situated within a well-maintained communal setting, offering a pleasant and tidy environment. To the front, a pathway leads to the main entrance door, accompanied by an outdoor light, a laid lawn and shrubs.

At the rear, a brick weave driveway provides off-road parking, leading to a path bordered by slate chippings and plants that guides you to the rear entrance. The garage features an electric roller door, while the area is enhanced with outdoor lighting and a convenient tap. A well-maintained, tucked-away shared courtyard completes this inviting outdoor space.

Garage
This garage offers a versatile space suitable for vehicle parking or storage. It features an up & over roller door for easy and secure access. Inside, the space is well-lit and equipped with multiple power sockets, providing convenient options for lighting, tools, or charging equipment.

Agent Note
Maintenance charge: £360 PA.

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.

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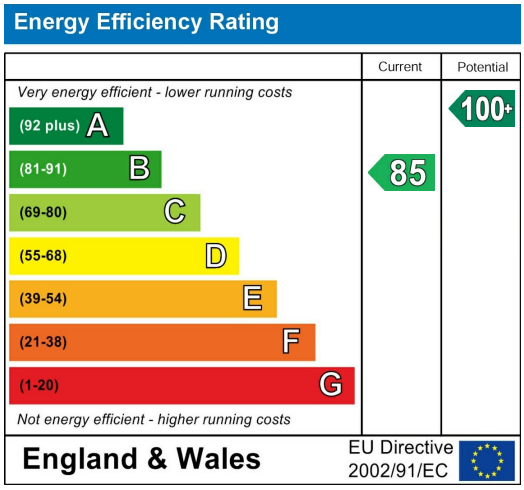
Tenure: Freehold
Council Tax Band: D
EPC Rating: B
Local Authority: East Suffolk Council



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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