

£375,000  
Asking Price



## Bentley Drive

Suffolk, NR32 4WA

- CHAIN FREE
- Three separate bedrooms
- Ample off road parking
- Double garage
- Popular location
- Close to local amenities
- Ideal for public transport links
- Sizable entrance hall
- South facing rear garden
- UPVC double glazing

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## LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



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## ENTRANCE HALL

Composite entrance door and UPVC double glazed window to front aspect, carpet flooring, radiator, loft hatch, doors opening to x2 storage cupboards, sitting room, kitchen, bathroom and bedrooms 1-3.

## SITTING ROOM

5.3 x 5.0

UPVC double glazed window to front aspect, carpet flooring, dado rail, x2 radiators, internal doors to rear aspect opening into the dining room.

## DINING ROOM

3.0 x 2.8

UPVC double glazed sliding doors to rear aspect opening into the conservatory, carpet flooring, radiator.

## CONSERVATORY

4.5 x 2.7

UPVC double glazed sliding door and standard door to side aspects with windows surround, laminate flooring, radiator, door to rear aspect opening to double garage.

## KITCHEN

3.0 x 2.8

UPVC double glazed window to rear aspect with composite door opening into the garden, LVT flooring, radiator, part tile walls, wall mounted gas boiler, units above and below, laminate work surfaces, serving hatch opening to dining room, composite sink with drainer, extractor fan, 4 ring ceramic hob, integrated oven and grill, space for dishwasher and fridge.

## BATHROOM

3.0 x 1.9

UPVC double glazed window to rear aspect, carpet flooring, part tile walls, dado rail, radiator, toilet, pedestal hand wash basin, bath with handheld shower attachment.



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### BEDROOM 1

3.7 x 3.3

UPVC double glazed window to rear aspect, carpet flooring, radiator, doors opening to en-suite and built in wardrobes.

### ENSUITE

3.0 x 1.0

UPVC double glazed window to rear aspect, laminate flooring, heated towel rail, toilet with hidden cistern, slimline vanity unit with inset wash basin, mains fed shower enclosed within a glass cubicle.

### BEDROOM 2

3.7 x 3.0

UPVC double glazed window to front aspect, carpet flooring, radiator, doors opening to built in wardrobe.

### BEDROOM 3

3.0 x 2.6

UPVC double glazed window to front aspect, carpet flooring, radiator.

### OUTSIDE

Double Garage - 5.4m x 5.2m

The garage is located at the base of the garden, off of the back of the conservatory, with x2 roller doors to rear aspect, UPVC double glazed door to front aspect and timber door to side aspect, light and power inside.

To the front of the property cast iron gates and patio steps lead up to the main entrance door and fully enclosed brick weave front garden with patio pathway that leads up to a timber gate opening to the rear garden.

To the rear of the property an easily maintained, south facing patio and brick weave garden with plant and shrub borders, access to the garage and timber gate opening to rear access and off road parking.

### 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.





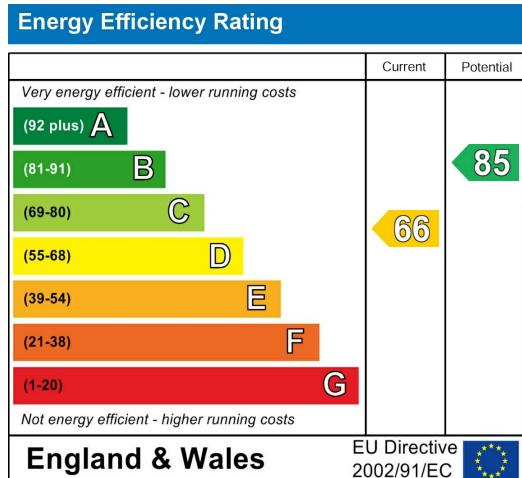
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Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: D  
 Local Authority: East Suffolk Council



### GROUND 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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