

£230,000
Asking Price



Heigham Drive

Lowestoft, NR33 9DY

- Detached bungalow
- 3 separate bedrooms
- Off road parking for multiple vehicles & garage
- Gas central heating
- UPVC double glazing
- Good size kitchen/ diner
- Chain free
- West facing rear garden
- Close to local amenities, shops & schools
- Great transport links nearby





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 to the side aspect, fitted carpet, radiator, built-in storage cupboard (housing the consumer unit), loft access and doors opening to all internal rooms.

Sitting Room

4.25 x 3.33

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

Kitchen/ Diner

4.32 max x 3.23 max

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, built-in storage cupboards, units above & below, laminate work surfaces, tile splash backs, built-in oven, electric hob & extractor hood, inset stainless steel sink & drainer with mixer tap, space for a fridge, freezer & washing machine and UPVC French doors open to the rear garden.



Bedroom 1

5.97 max x 2.62 max

Fitted carpet, x2 UPVC double glazed how to the side aspect and a radiator.

Bedroom 2

2.81 x 2.63

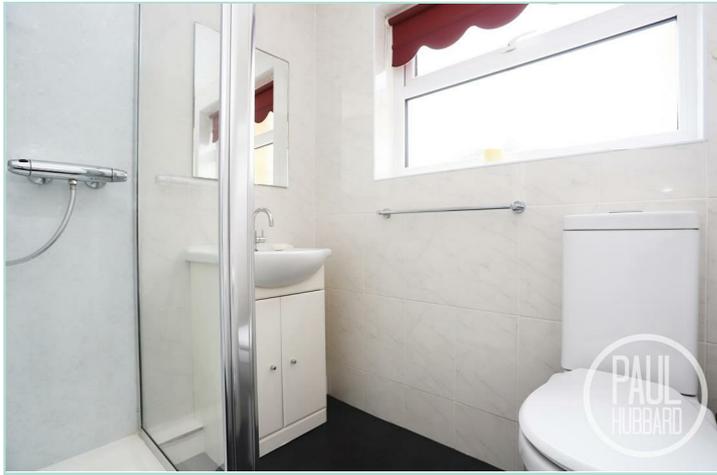
Tile flooring, UPVC double glazed window to the front aspect and a radiator.

Bedroom 3

2.62 max x 3.09 max

Perfect for a single bedroom or office, comprises tile flooring, UPVC double glazed window to the side aspect and a radiator.





Bathroom

1.80 x 1.65

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, toilet, wash basin set into a vanity unit with a mixer tap, mains-fed shower set into a cubicle enclosure, tiled walls & aqua board splash backs.



Outside

A long driveway provides ample off-road parking for multiple vehicles, leading to a neatly maintained lawn complemented by decorative shrubs, plants, and a shingled frontage. The main entrance is conveniently located to the side, with further access along the driveway to the garage and a gated entrance to the rear garden.

The west-facing rear garden is beautifully presented with a well-kept lawn, planted and shingled borders, and a charming pond. Multiple patio areas offer ideal spots for relaxation or entertaining, enhanced by outdoor lighting and a water tap. The space is fully enclosed by a combination of panel fencing and brick walling, with a door providing direct access into the garage.



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.



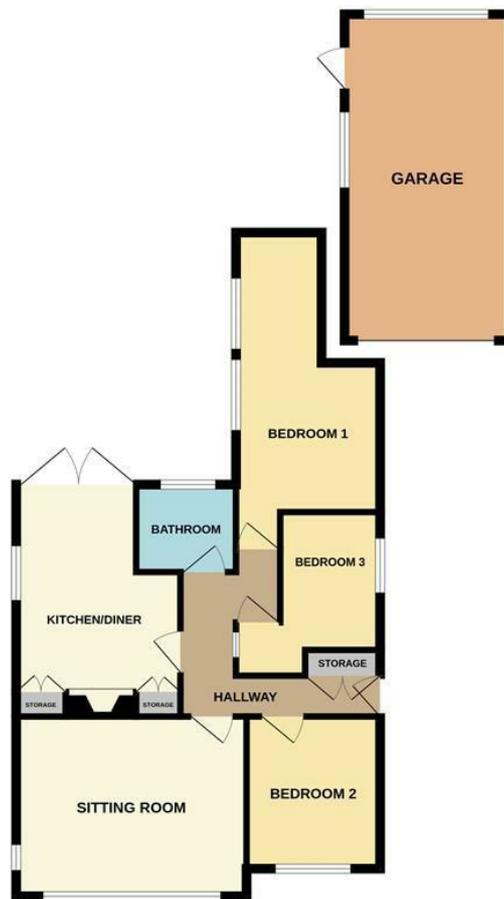




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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