

Tenure: Freehold
Council Tax Band: B
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		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£200,000
Asking Price



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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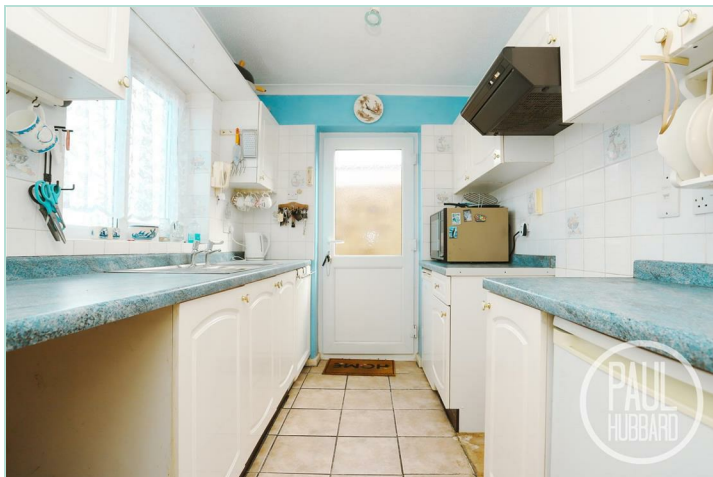
Lloyds Avenue Lowestoft, NR33 7TR

- Semi detached bungalow
- Off road parking & garage
- South facing rear garden
- 3 separate bedrooms
- 3rd bedroom or home office
- Bright conservatory
- Chain free
- Gas central heating & UPVC double glazed
- Close to local amenities & shops
- Great transport links nearby

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**PAUL
HUBBARD**



Summary

Offered to the market chain free, this ideal semi-detached bungalow benefits from off-road parking, a garage and a delightful south-facing rear garden. The accommodation comprises three separate bedrooms, with the third bedroom offering flexibility as a home office, a bright conservatory overlooking the garden, a comfortable sitting room with gas fireplace, fitted kitchen, shower room and separate WC. Further features include gas central heating, UPVC double glazing throughout and a welcoming porch entrance. Ideally situated close to local amenities and shops, with excellent transport links nearby, this property presents a fantastic opportunity for a range of buyers.

Location

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.

Porch Entrance

1.81 x 1.68

UPVC entrance door to the front aspect, dual aspect UPVC double glazed windows, fitted carpet and a door opens into the sitting room.

Sitting Room

4.92 x 3.60

Fitted carpet & vinyl flooring, UPVC double glazed window to the front aspect, radiator, gas fireplace (gas back boiler) and doors opening to the kitchen and hallway.

Kitchen

2.71 x 2.08

Tile flooring, UPVC double glazed window to the front aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, space for an oven, fridge, freezer & washing machine and a UPVC door opens to the exterior.

Hallway

Vinyl flooring, radiator, loft access and doors opening to the bedrooms, shower room & WC.

Bedroom 1

3.88 x 2.64

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

Bedroom 2

2.82 x 2.73

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

Bedroom 3/ Home Office

2.85 x 2.18

Fitted carpet, radiator and UPVC French doors opening to the conservatory.

Conservatory

2.45 x 2.12

Vinyl flooring, dual aspect UPVC double glazed windows and a UPVC door opens out to the garden.

Shower Room

2.71 max x 1.40 max

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, large walk-in shower cubicle with a mains-fed shower, a wash basin set into a vanity unit with a mixer tap and an airing cupboard (housing the water cylinder).

WC

0.91 x 1.66

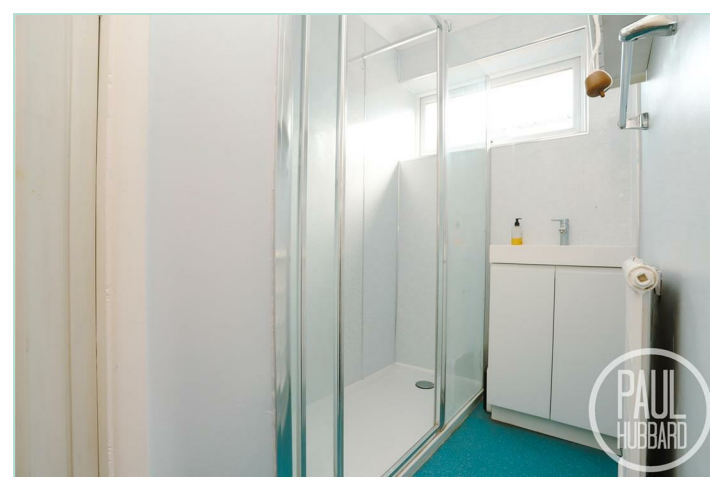
Vinyl flooring, UPVC double glazed obscure window to the side aspect and a toilet.

Outside

The front garden is attractively shingled, featuring a pathway that leads to the main entrance door. Planted borders add colour and interest, while a driveway provides off-road parking for one vehicle and leads to the garage.

The south-facing rear garden is thoughtfully arranged, with a laid lawn and a timber-framed pergola creating an ideal space for outdoor relaxation and entertaining. A patio area and additional shingled section offer versatile seating options, complemented by well-stocked planted borders. Further benefits include an outdoor tap and lighting, a timber storage shed, and a fully enclosed panel fence surround for privacy and security.

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.

