

Tenure: Freehold  
Council Tax Band: B  
EPC Rating:  
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                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

£240,000  
Asking Price



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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## Dixon Drive Lowestoft, NR33 9PE

- Well presented semi-detached bungalow
- 2 double bedrooms
- Modern Howdens kitchen fitted within the last 3 years
- Separate pantry along with great storage
- Detached garage along with off Road parking
- Gas central heating with Combi boiler
- Fully enclosed rear garden
- Excellent potential for further improvement
- Close to local shops, schools and amenities
- Great transport links nearby

PAUL  
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### Location - Lowestoft

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

Obscure UPVC door and window to the front aspect open into the entrance hall, laminate flooring, radiator, thermostat, cupboard housing the consumer unit and doors leading to bedrooms, kitchen, sitting room, bathroom and storage cupboard.

### Sitting room

4.23 x 3.73 max

UPVC double glazed windows to the front and side aspects, laminate flooring, radiator, electric feature fireplace and a timber framed door and obscure window leading through to the kitchen.

### Kitchen

5.30 x 2.31

UPVC double glazed window to the rear aspect, vinyl flooring, radiator, units above and below with inset stainless steel sink and drainer with mixer tap, extractor hood and spaces for oven, fridge freezer and washer/dryer. Doors open to a pantry and separate storage cupboard housing the gas combi boiler as well as an obscure timber framed door and window open to the dining room/study.

### Dining room/ study

2.42 x 2.27

3 x UPVC double glazed windows to the side and rear aspects as well as a door leading to the rear aspect, laminate flooring and a radiator.

### Bathroom

2.51 x 1.47

Obscure UPVC double glazed window to the rear aspect, tiled walls and flooring, heated towel rail, pedestal sink with hot and cold taps, toilet, panelled bath with hot and cold taps and shower attachment with both handheld and rainfall heads. There is also the access hatch to the loft.

### Bedroom 1

3.94 x 3.47

UPVC double glazed window to the front aspect, fitted carpet, and a radiator.

### Bedroom 2

3.32 x 2.45

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

### Outside

#### Front

To the front of the property, a metal gate opens onto a brick-weave driveway which extends down the side of the property to the single garage. The front garden features a shingle area, bordered by a brick wall to the front and timber fencing to the side. A paved pathway leads round and stepping stones lead through the shingle to a step up to the main entrance door and storm porch.

#### Rear

To the rear of the property is a secure garden enclosed by timber fencing. A concrete patio area leads onto a shingled section with stepping stones. The garden also benefits from a paved pathway leading down the side of a laid lawn, there is also access to a side gate leading onto the driveway. Beyond this at the bottom of the laid lawn is space for a shed or summerhouse. There are also small borders with plants and shrubs.

#### Garage

The property benefits from a brick-built single garage fitted with an up-and-over door.

### 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.

