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£300,000
Asking Price







Crompton Road

Lowestoft, NR33 9NG

- Well presented Semi detached home
- 4 bedrooms with ensuite to master
- Modern kitchen and bathrooms
- 2 bathrooms with downstairs cloakroom
- Off Road parking for multiple vehicles with EV charging point
- Gas central heating with Combi boiler
- Fully enclosed, low maintenance rear garden
- Ample storage throughout
- Close to local shops, schools and amenities
- Great transport links nearby

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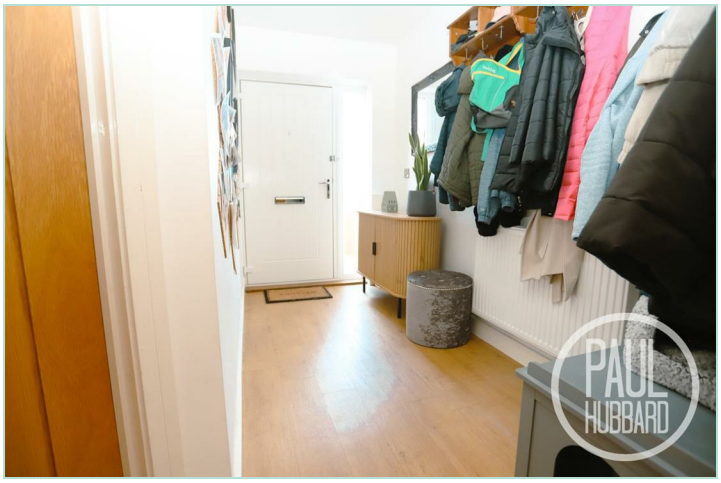








Location - Lowestoft

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.

Summary

A beautifully presented semi-detached home offering well-proportioned and versatile accommodation arranged over three floors. The property boasts four bedrooms, with the generous master bedroom benefiting from a modern ensuite, alongside a stylish kitchen, family bathroom and useful downstairs cloakroom. Further benefits include gas central heating, ample storage throughout and off-road parking for multiple vehicles with an EV charging point. To the rear is a fully enclosed, low-maintenance garden with a paved patio and astro-turfed area, providing an ideal space for relaxing and entertaining. Conveniently positioned close to local shops, schools and amenities, with excellent transport links nearby, this is a fantastic family home offering modern and practical living throughout.

Entrance hall

Composite entrance door leads into the hall, laminate flooring, radiator, timber fore doors lead to the kitchen, cloakroom and lounge/diner. Stairs lead to the first floor landing with storage underneath.

Kitchen

3.24 x 2.85 max

UPVC double glazed window to the front aspect, laminate flooring, radiator, units above and below. Inset sink and drainer with mixer tap, oven, hob, extractor hood, fridge freezer, dishwasher and washing machine. Along with part tiled walls and a cupboard houses the gas combi boiler.

Cloakroom

1.96 x 1.30 max

Laminate flooring, radiator, extractor fan, wash basin inset to a vanity unit and a toilet.

Lounge/Diner

4.56 x 4.34

UPVC double glazed French doors to the rear aspect, laminate flooring and radiator.

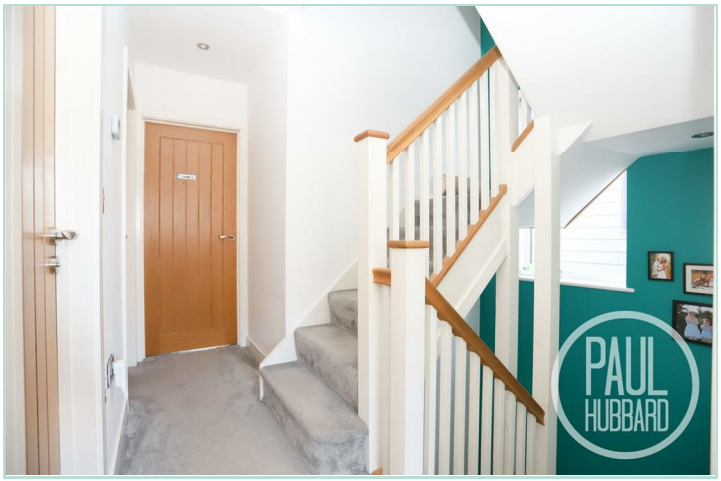
Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, fitted carpet and timbre handrails. Timber fire doors opening to bedrooms 2,3,4 and bathroom.

Bedroom 2

4.56 x 3.24

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









Bedroom 3
4.09 x 2.67 max
UPVC double glazed window to the rear aspect, fitted carpet and radiator.

Bedroom 4
4.11 x 1.76
UPVC double glazed window to the rear aspect, fitted carpet and radiator.

Bathroom
1.95 x 1.74
Vinyl flooring, heated towel rail, part tiled walls, wash basin inset to a vanity unit, toilet, a panelled bath with hot and cold taps and mains fed shower.

Stairs leading to the second floor landing
UPVC double glazed window to the side aspect, fitted carpet, timber hand rails and timber fire doors leads into bedroom 1.

Bedroom 1
4.56 x 4.34 max
Velux window, fitted carpet, radiator, eaves storage, access to the loft hatch and a timber fire door leads to the ensuite.

Ensuite
2.23 x 1.54
Velux window, vinyl flooring, heated towel rail, wash basin inset to a vanity unit, toilet, corner shower tray with mains fed shower and a door leads into a storage room with eaves storage too.

Outside
Front

To the front of the property is a brick wall surround with a paved pathway leading to the entrance door. Gated side access leads through to the rear garden.

Rear

To the rear of the property is an enclosed garden with panelled fencing, a paved patio area and timber storage shed. A paved pathway leads to a gate providing access to two rear parking spaces, with EV car charging point. The pathway also continues down the side of the property to a further gate providing access to the front. There is also an astro-turfed area to the side of the pathway at the rear.

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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.



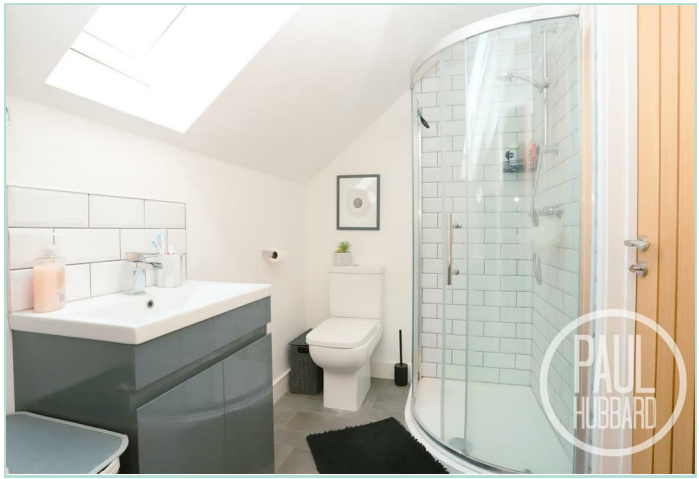




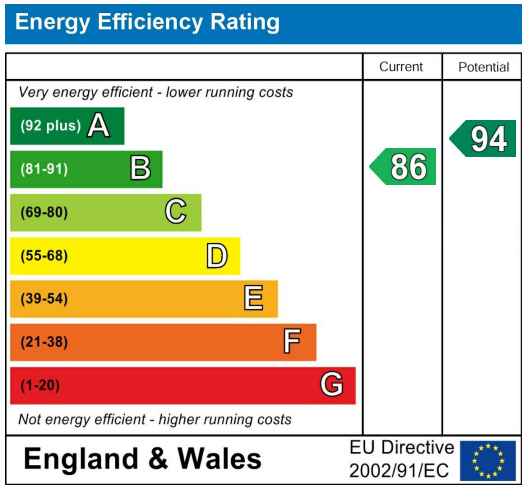








Tenure: Freehold
Council Tax Band: C
EPC Rating: B
Local Authority: East Suffolk Council





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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