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£250,000
Asking Price







# Lyngate Avenue

Lowestoft, NR33 9JD

- Chain free
- Detached bungalow
- 2 Separate bedrooms
- Adjoined double length garage
- Generous brick weave driveway
- Full ownership solar panels generating an excess of £1000pa
- Great opportunity to put your own stamp on it
- Well presented rear garden
- Spacious open plan lounge/diner
- Close to local amenities, schools and shops

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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

Entrance door and double glazed windows to the front aspect, carpet flooring throughout, doors opening to the main living area and cupboard housing the fuse board.

## Sitting Room

3.99m x 3.58m

Timber double glazed window to the side aspect, carpet flooring throughout, x2 radiators, gas fireplace and decorative brick arch opening into the dining room.

## Lounge/ Diner

5.25m x 3.24m

Timber double glazed bay window to the front aspect, carpet flooring throughout and x2 radiators.

## Kitchen

2.95m x 2.45m

UPVC double glazed window and timber door to the rear aspect opening into the conservatory, vinyl flooring throughout, units above and below, laminate work surfaces, tile splash backs, stainless steel sink with drainer, washing machine, fridge, integrated double oven and grill, cupboard housing the gas boiler (serviced annually), an extractor fan and 4 ring gas hob.

## Hall

Carpet flooring throughout, doors opening to the bathroom, bedrooms 1-2 and loft hatch with ladder leading to the attic room and loft space.

## Bathroom

2.1m x 1.68m

UPVC double glazed window to the rear aspect, vinyl tile flooring throughout, a radiator, part tile walls, toilet, vanity unit with inset hand wash basin and bath with mains fed shower above.

## Bedroom 1

3.63m x 4.58m

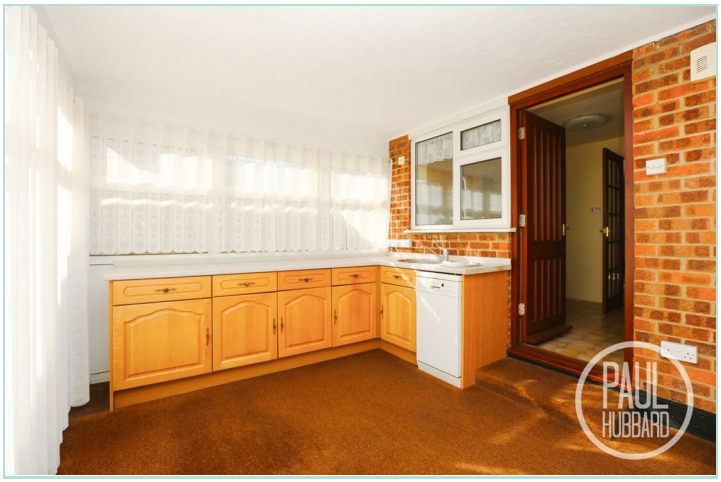
Timber double glazed bay window to the front aspect, carpet flooring throughout, radiator, built in wardrobes and double doors opening to an airing cupboard and additional wardrobe space.

## Bedroom 2

3.45m x 2.69m

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









## Conservatory
7.47m x 3.00m
A sizeable conservatory with purposefully built utility area to the side aspect with base units, integrated stainless steel sink with drainer and slimline dishwasher. The rest of the room comprises of a UPVC double glazed sliding doors opening into the garden and windows surround, vinyl flooring leading up to carpet, x2 radiators, door opening to an adjoined garage.

## Garage
8.75m x 2.63m
A double length adjoined garage with up and over door to the front aspect, UPVC double glazed windows to the side and rear aspects, light, power and storage units inside

## Attic
3.92m x 2.77m
An ideal multi purpose space which has the potential to be converted into a third bedroom (stpp), with Velux style window to the rear aspect, carpet flooring throughout and hatch opening to a separate loft space.

## Outside
To the front of the property, a generous brick weave driveway provides off road parking for multiple vehicles and leads to the main entrance door, garage and a timber side gate offering access to the rear garden.

To the rear, a sizeable patio seating area is complemented by decorative plant and shrub borders, with a timber archway leading through to a well maintained lawned garden. Beyond this, a designated growing area with fruit cages provides an ideal space for gardening enthusiasts. Situated at the foot of the garden is a brick built potting shed, complete with lighting, power, fitted units and double glazed windows.

## Agent note
- The property benefits from full ownership solar panels which are fixed into the original tariff, generating in excess of £1000pa, up to £1600

## 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.

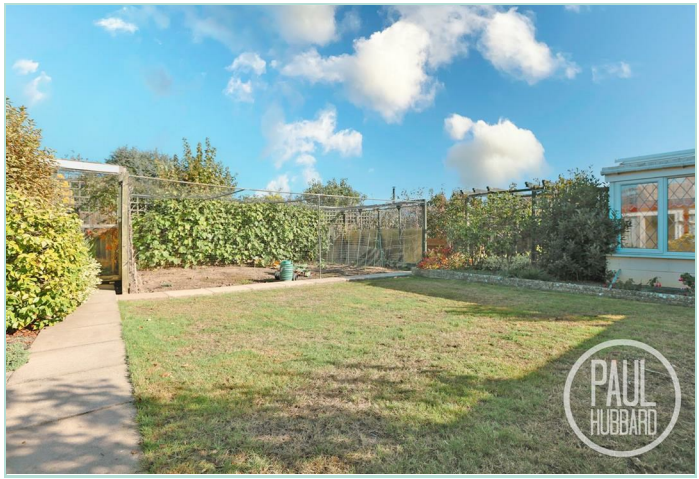

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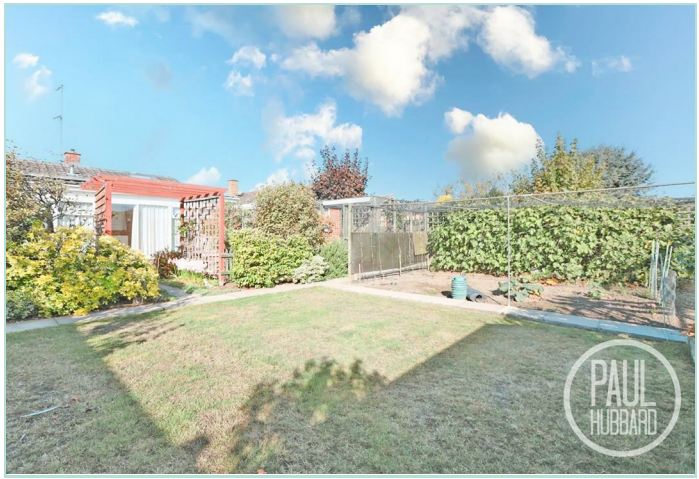

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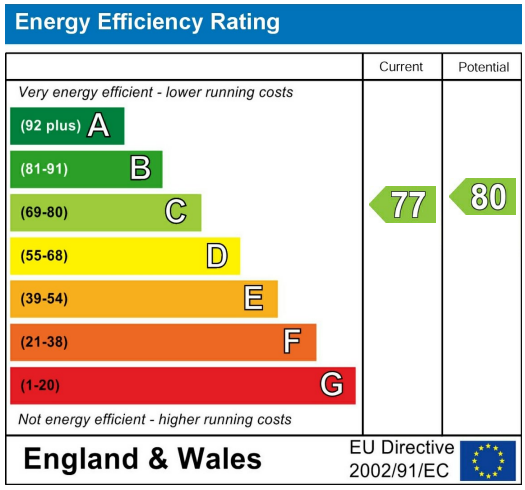








Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council







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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