

£280,000
Offers In Excess Of



St Margarets Road Lowestoft, NR32 4HN

- Bay fronted semi detached family home
- 5 separate bedrooms
- South facing rear garden
- Studio perfect for home workers or an extra living space
- Ample off road parking options
- Plenty of space to extend STP
- Porch & hallway entrance
- 3 spacious reception rooms
- Close to local schools & amenities
- Great transport links

**PAUL
HUBBARD**



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 Porch

Composite entrance door to the front aspect, fitted carpet, cupboard housing the consumer unit and a door opens into the hallway.

Entrance Hall

Fitted carpet, radiator, stairs leading to the first floor landing, under-stair storage cupboard, doors opening to the sitting room, dining room & cloakroom and an opening leads through to the inner lobby.

Sitting Room

4.02 x 3.63

Laminate flooring, UPVC double glazed bay window to the front aspect, fitted shutters, radiator and a gas fireplace with a decorative surround.

Dining Room/ Bedroom 6

4.08 x 3.33

Currently a dining room, but could be utilised as a sixth bedroom if desired. Featuring fitted carpet, feature lighting, UPVC double glazed door opens to the rear garden and a radiator.

Cloakroom

1.66 x 0.98

Fitted carpet, UPVC double glazed obscure window to the side aspect, a toilet and part-tiled walls.

Inner Lobby

Steps down to the inner lobby with laminate flooring, fitted storage cupboards and doors opening to the shower room and the breakfast room.

Shower Room

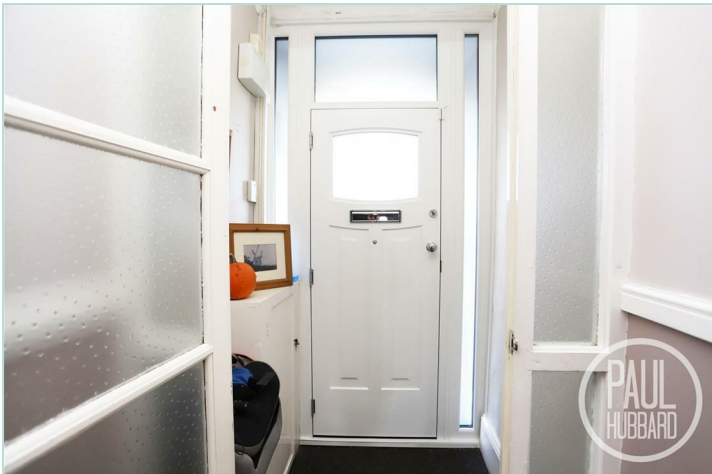
1.58 x 1.54

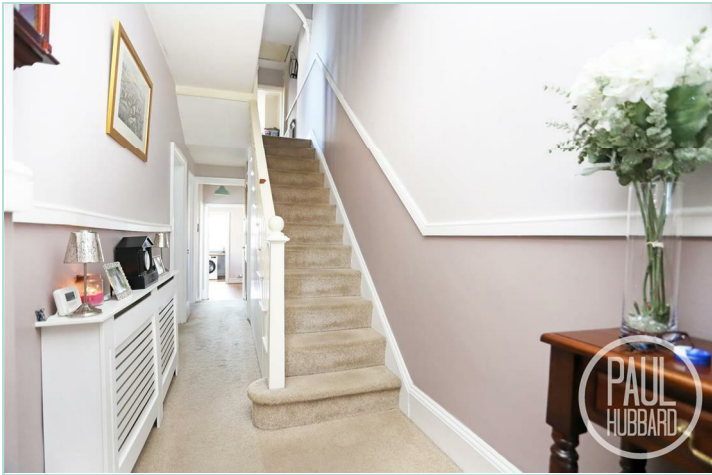
UPVC double glazed obscure window to the side aspect, vinyl flooring, tiled walls, a large walk-in mains-fed shower with a rain-fall head and a corner wash basin set into a vanity unit with a mixer tap.

Breakfast Room

3.36 x 2.80

Laminate flooring, UPVC double glazed window to the side aspect, radiator, storage cupboard housing the gas combi boiler and a step down leads to the kitchen.





Kitchen

3.38 x 2.70

Laminate flooring, x2 UPVC double glazed windows to the side & rear aspect, units above & below, oak work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, spaces for a washing machine, dishwasher, fridge and a large Rangemaster style oven, built-in extractor hood and a UPVC door opens into the utility area.

Utility Area

3.49 x 1.21

Laminate flooring, timber frame windows to the side & rear aspect, laminate work surface, space for appliances and a door opens out to the rear garden.

Stairs leading to the First Floor Landing

A split level landing featuring fitted carpet, radiator, loft access and doors opening to bedrooms 1-4 & the family bathroom.



Bedroom Lobby

1.84 x 1.02

A door opens into a lobby area with fitted carpet and access to both the master suite and the dressing room.

Bedroom 1

4.08 x 3.22

Fitted carpet, UPVC double glazed bay window to the front aspect, fitted shutters, feature fireplace with decorative tile surround and a radiator.

Dressing Room/ Bedroom 5

3.06 x 1.83

Current utilised as a dressing room, but could easily be converted to a 5th bedroom by fitting a door. Features fitted carpet, UPVC double glazed window to the rear aspect and a radiator.



Bedroom 2

4.10 x 3.33

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, a built-in storage cupboard and large fitted wardrobes with sliding doors.

Bedroom 3

3.39 x 2.70

Fitted carpet, x2 UPVC double glazed windows to the side & rear aspect and a radiator

Bedroom 4

2.79 x 2.19

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

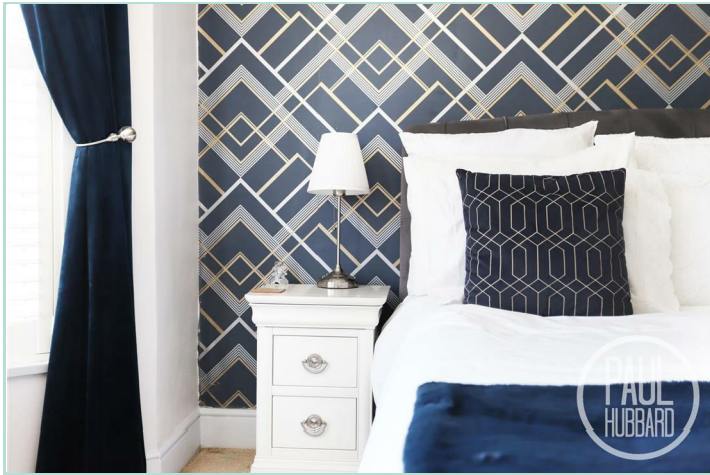


Bathroom

2.59 max x 2.50 max

Tile flooring, x2 UPVC double glazed obscure windows to the side aspect, heated towel rail, extractor fan, tile splash backs, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and an electric shower set above.





Outside

A spacious driveway provides off-road parking at the side, complemented by a shingle garden and a pathway leading to a decorative tiled entrance with grand pillars framing the front door.

At the side, there is potential for further utilisation, such as adding double gates for further parking or extending the property (subject to planning). The wide side path leads to a garage, while the rear garden offers a beautifully tiered layout. It features raised decking, a shingle area ideal for outdoor seating, a laid lawn bordered by fully stocked plants and shrubs, and an additional raised decking area. French doors from the garden open into the studio, creating a versatile indoor-outdoor space.

Garage

4.37 x 2.24 approx.

Timber garage featuring double doors at the front for easy access and windows at the rear.

Studio

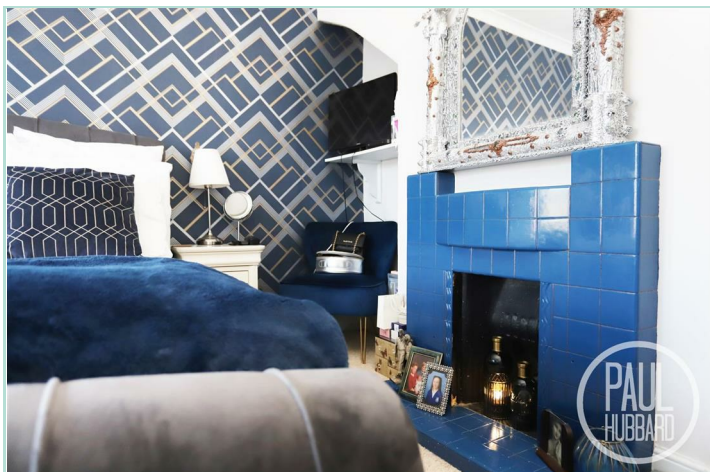
5.68 max x 4.26 max

A versatile space, ideal for use as an additional bedroom, hobby room, or home office. Fully insulated with modern lighting, it features laminate flooring, downlights, and x2 UPVC double-glazed windows to the front aspect. French doors provide easy access and natural light, while a separate adjoining room, also with laminate flooring and downlights, offers even more flexibility.

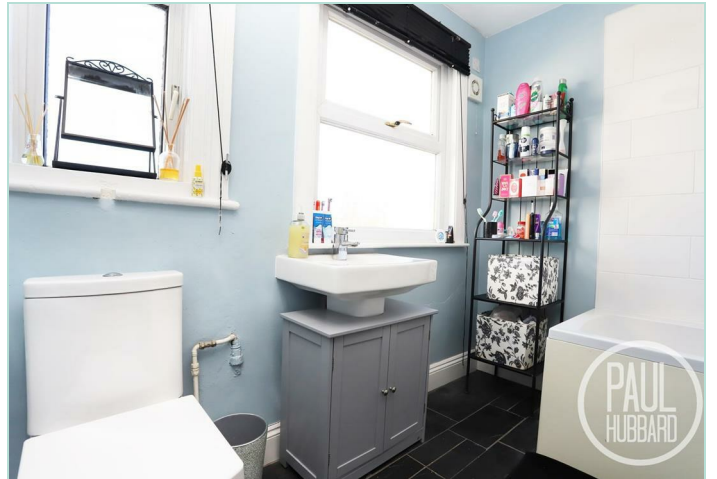
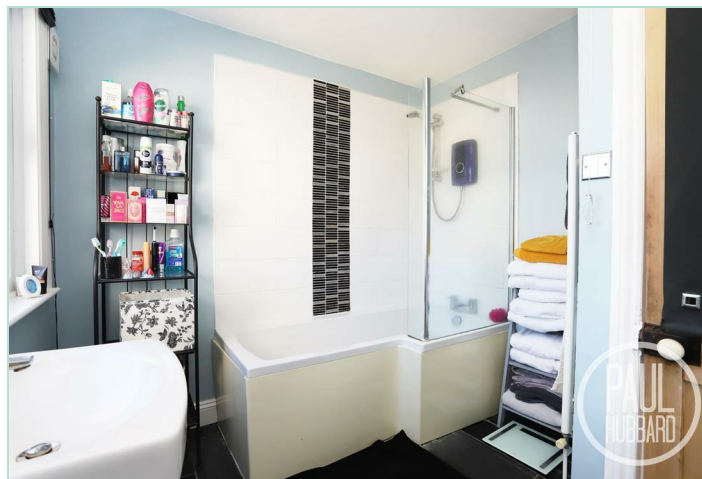
Room inside Studio 2.96 x 1.62

Financial services

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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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



ST. MARGARETS ROAD, LOWESTOFT, SUFFOLK, NR32 4HN

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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