

£200,000  
Asking Price



## Bourne Road

Lowestoft, NR32 4NX

- Semi detached family home
- Well maintained gardens front & rear
- Modern décor throughout
- 3 separate bedrooms
- Open-plan kitchen/ diner
- Ground floor home office
- Built-in storage solutions
- Gas central heating
- UPVC double glazing throughout
- Close to local amenities, shops & schools

**PAUL  
HUBBARD**



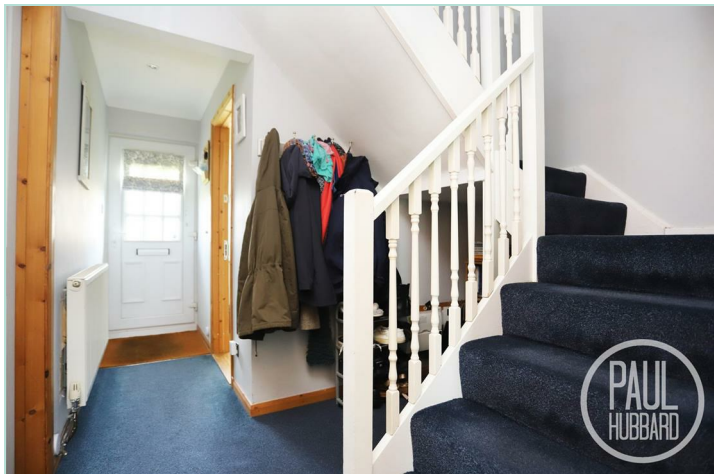


### Location

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 Hall

UPVC entrance door to the front aspect, fitted carpet, recessed mat, radiator, stairs leading to the first floor landing, under-stair storage space, built-in pantry cupboard, doors opening to the home office, sitting room & kitchen/ diner.



### Home Office

2.07 x 1.68

Laminate flooring, UPVC double glazed obscure window to the front aspect, down lights, a ceiling fan and an electric radiator.

### Kitchen/ Diner

6.00 x 2.30

Tile flooring, x2 UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, built-in oven, gas hob & extractor hood, integrated dishwasher, washing machine enclosed in a kitchen base unit (included in sale), feature pendant lighting, space for an American-style fridge freezer & a dining table and doors opening to the sitting room & garden room.



### Sitting Room

4.16 max x 3.20 max

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

### Garden Room

2.91 x 2.58

Laminate flooring, UPVC double glazed window to the rear aspect and a UPVC door out to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-3 & the bathroom.

### Bedroom 1

3.63 x 2.99

Fitted carpet, UPVC double glazed window to the front aspect, radiator and x2 built-in wardrobes.

### Bedroom 2

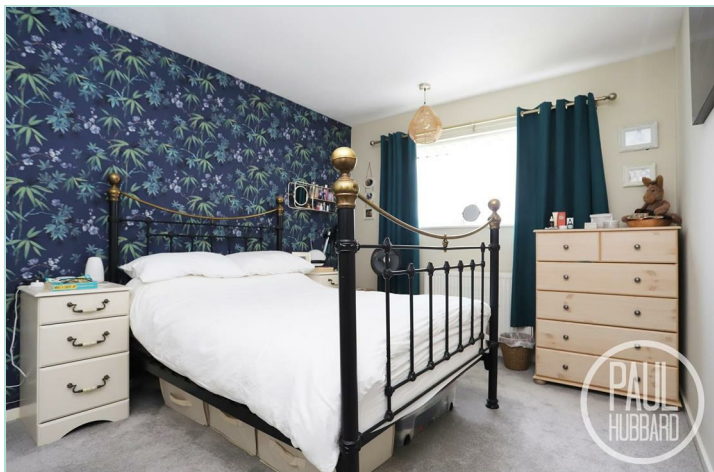
2.99 x 2.36

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

### Bedroom 3

2.97 x 2.11

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





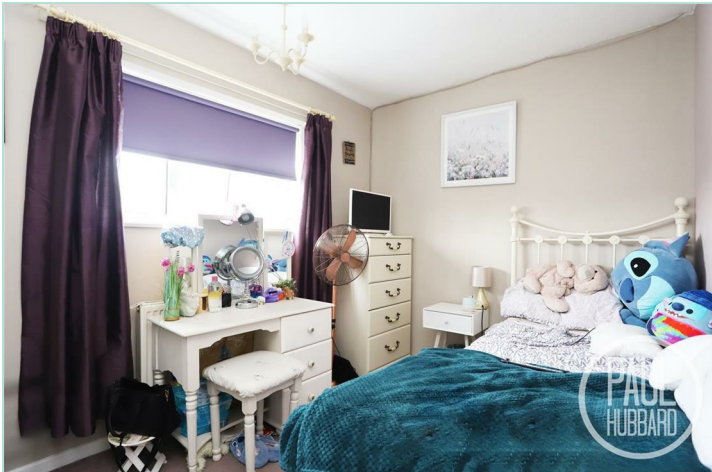
### Outside

The front garden is attractively enclosed by a combination of picket fencing and a low brick wall, with gated access leading to a neat lawn and a pathway to the main entrance. A decorative shingle frontage adds curb appeal, while the UPVC entrance door is sheltered beneath a practical storm porch. Side access is available via a secure gate to the rear.

To the rear, the property enjoys a fully enclosed garden, offering a mix of usable outdoor spaces. A well-maintained lawn is complemented by neatly planted borders and a raised decking area which is ideal for outdoor seating. Practical touches include both hot and cold outdoor taps, double electrical sockets, and a pathway leading to a paved patio area. Additional features include a timber storage shed, a shingled section, and a separate paved area providing further space for secure storage or potential use.

### 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.



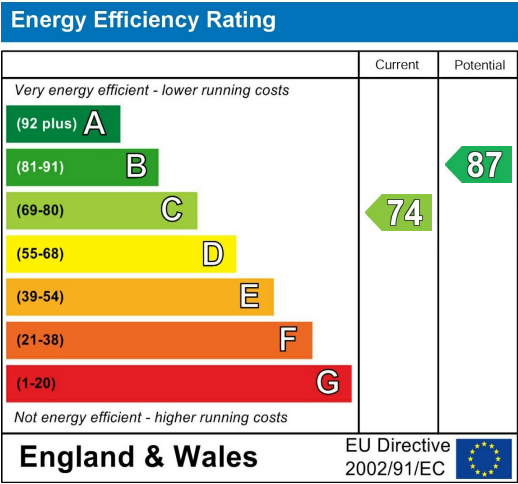




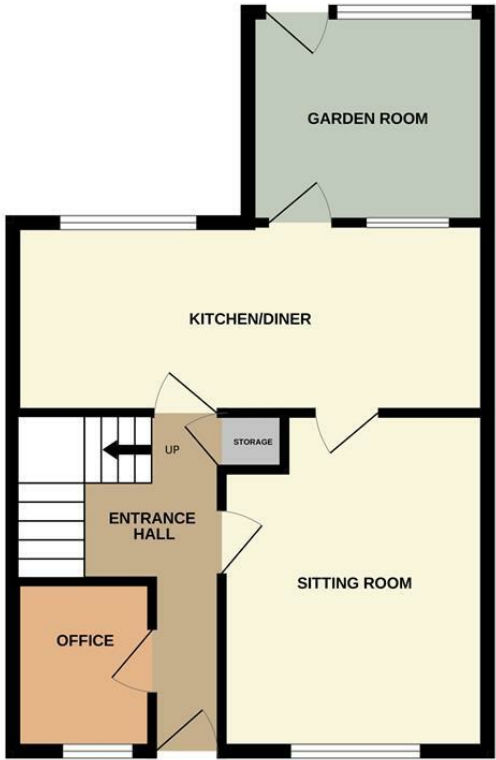




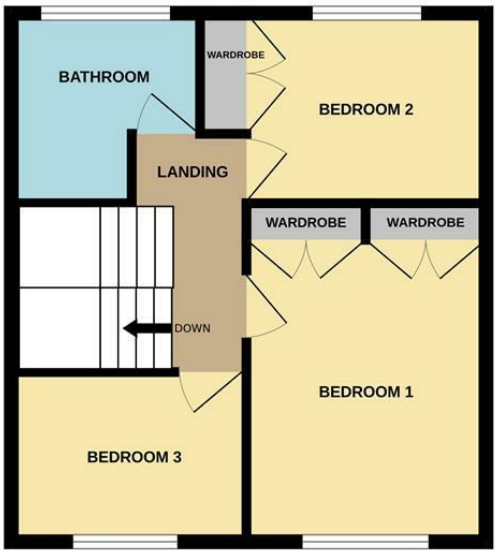
Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C  
Local Authority: East Suffolk Council



GROUND FLOOR



1ST FLOOR



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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