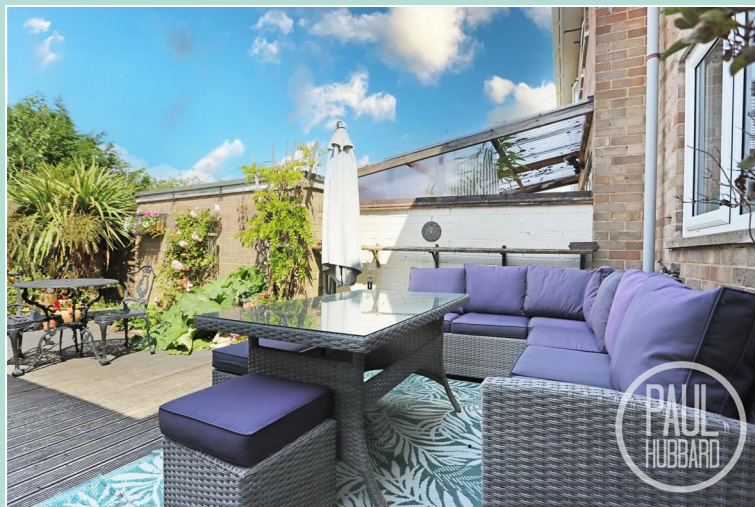


£250,000
Asking Price



Spashett Road

Lowestoft, NR32 4DH

- Spacious mid terrace home
- Off road parking for multiple vehicles
- West facing rear garden
- Converted entertainment bar & lounge
- Close to local amenities, shops & schools
- 4 bedrooms (currently utilised as 5)
- Well presented with modern décor throughout
- Spacious sitting room
- Gorgeous open-plan kitchen/diner
- Ground floor utility room with WC





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

UPVC French entrance doors to the side aspect, fitted carpet, UPVC double glazed windows, radiator and a door opening into the hallway.

Hallway

Fitted carpet, stairs leading to the first floor landing and a doorway opening to the sitting room.



Sitting Room

4.43 max x 3.39 max

Fitted carpet, UPVC double glazed window to the front aspect, fitted blinds, radiator, recessed chimney breast and a door opening into the kitchen/ diner.

Kitchen/ Diner

6.31 x 3.39

Tile effect laminate flooring, UPVC double glazed window to the rear aspect, fitted blinds, radiator, units above & below, under cabinet lighting, laminate worksurfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, built-in double oven, gas hob, stainless steel extractor fan, integrated dishwasher, space for a fridge freezer, gas combi boiler and a door opens into the rear hallway.



Rear Lobby

Vinyl flooring, radiator, doors opening to the utility room & bedroom 4 and UPVC French doors opening to the rear garden.

Utility Room

2.28 x 1.22

Vinyl flooring, x2 UPVC double glazed obscure windows to the side aspect, heated towel rail, part tiled walls, toilet, pedestal wash basin with mixer tap, base unit, laminate work surface and space for a washing machine & tumble dryer.



Bedroom 4

2.75 max x 2.62 max

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

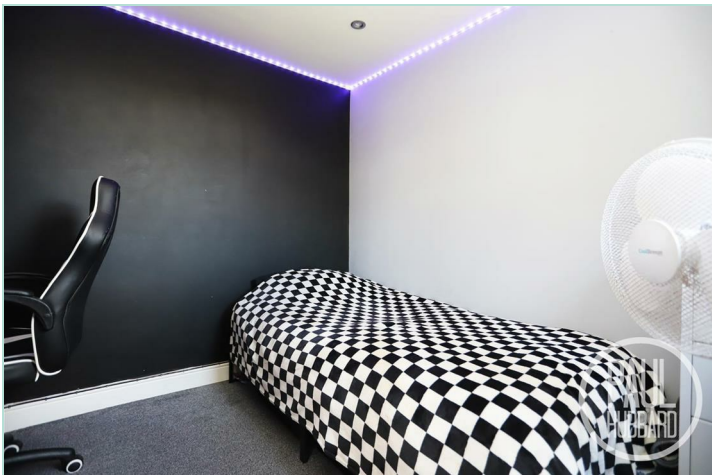
Stairs leading to the First Floor Landing

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

Bedroom 2

3.82 max x 1.99 max & 3.21 x 1.57

This room has been separated into 2 separate bedrooms via a stud partition wall. This is considered as 1 bedrooms but currently utilised as 2. Featuring exposed floorboards, UPVC double glazed window to the front aspect, radiator and a partition wall & door.



Bedroom 3

3.00 max x 2.56 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

Bathroom

2.39 x 1.68

Vinyl flooring, extractor fan, down lights, x2 UPVC double glazed obscure windows to the rear aspect, part tiled walls, toilet, wash basin set into a vanity unit with a mixer tap, heated towel rail, panelled p-shape bath with a mixer tap and a mains-fed shower set above with both handheld & rainfall heads.



Outside

To the front, a spacious driveway provides off-road parking for multiple vehicles and is bordered by an artificial lawn and panel fencing. The driveway leads to the main entrance porch, with outdoor lighting enhancing both security and curb appeal.

To the rear, the west-facing garden offers a low-maintenance artificial lawn and a decked seating area complete with integrated lighting, perfect for evening entertaining. The space is further enhanced by raised planters filled with decorative plants and flowers, an outdoor tap, a storage shed, and double rear access gates.



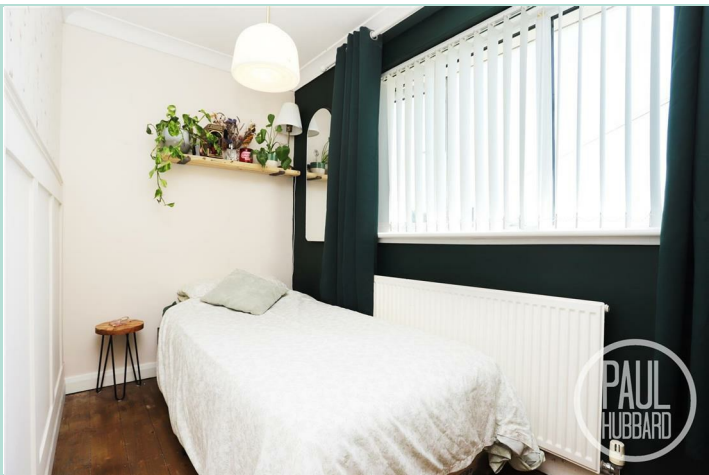




Converted Garage - Bar & Entertainment Lounge

3.88 x 2.48

Accessed via a UPVC pedestrian door from the garden, this fully insulated garage conversion features vinyl flooring, a UPVC double glazed window to the front aspect, and its own consumer unit. The space is equipped with power sockets and lighting, and includes a fitted bar with laminate work surfaces, space for bar stools and an appliance, and a cinema-style projector (included) — creating an ideal setting for a home bar, games room, or private entertainment lounge.



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.







Tenure: Freehold
 Council Tax Band: A
 EPC Rating: TBC
 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 2002/91/EC 	

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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