

# 3 Lynton Gardens

, Lowestoft, NR32 4ES

## Asking Price £180,000

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Well presented mid-terrace home situated on a cul-de-sac, offering two double bedrooms, two reception areas, including a bright conservatory overlooking the rear garden. The property benefits from off-road parking for multiple vehicles, a detached garage to the rear with light and power, and a fully enclosed, well-tended garden with lawn, mature planting and decking area. Further features include a modern fitted kitchen with breakfast bar, first floor wet room, gas central heating and UPVC double glazing throughout. Conveniently located close to local amenities, shops and schools, with excellent transport links nearby.







## 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

Composite entrance door & UPVC double glazed window to the front aspect, laminate flooring, recessed door mat, door opening into the sitting room and stairs leading to the first floor landing.

## Sitting Room 14'5" max x 10'7" max (4.40 max x 3.24 max )

Laminate flooring, UPVC double glazed window to the front aspect, fireplace, radiator, under-stair storage cupboard and a door opens into the kitchen.

## Kitchen/ Breakfast Room 13'4" x 8'11" (4.07 x 2.74)

Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, breakfast bar with space for stools, space for a fridge-freezer, washing machine & tumble dryer and a door opens into the conservatory.

## Conservatory 13'5" x 8'8" (4.10 x 2.65)

Vinyl flooring, dual aspect UPVC double glazed windows, radiator and UPVC French doors open to the rear garden.

## Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening into the bedrooms & wet room.

## Bedroom 1 13'6" max x 11'5" max (4.13 max x 3.50 max)

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator and a door opens to a built-in storage cupboard.

## Bedroom 2 11'5" max x 7'10" max (3.48 max x 2.4 max)

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

## Wet Room 8'1" x 4'11" (2.48 x 1.5 )

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, toilet, wash basin set into a vanity unit with a mixer tap, electric shower, tiled walls and an extractor fan.

## Outside

A spacious driveway provides off-road parking for multiple vehicles, with neatly planted borders and a shingle frontage. A pathway leads to the main entrance door,

The rear garden is predominantly laid to lawn and beautifully maintained, featuring mature plants, shrubs and trees. A raised decking area provides an ideal space for outdoor seating, with a pathway extending to the rear of the garden where there is a further shingle area and pedestrian access to the garage. The garden is fully enclosed by panel fencing and brick walling, with gated access leading to a rear service road providing vehicular access to the garage.

## Garage 18'4" x 8'10" (5.6 x 2.7)

Light and power connected, with an up-and-over door to the front, a mechanics pit and a pedestrian access door opening directly onto the rear garden.

## 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.

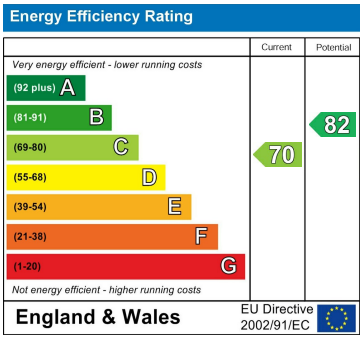
## Area Map




## Floor Plans




## Energy Efficiency Graph




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