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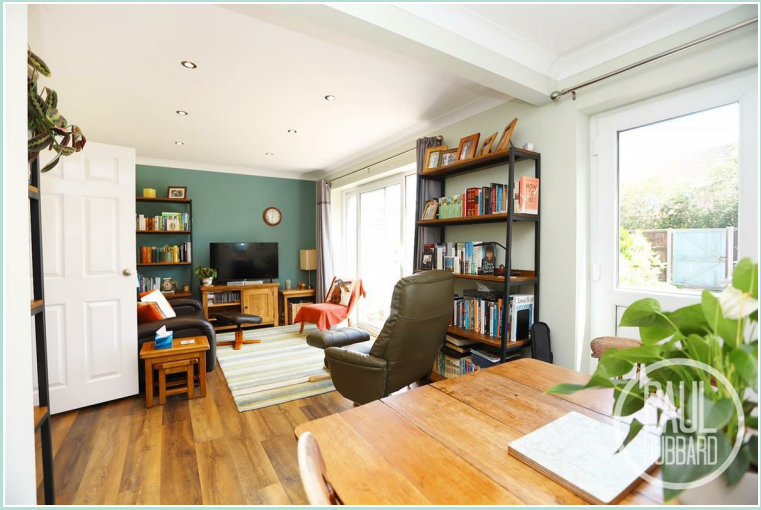

Normanshurst Close

Lowestoft, NR32 2RF

- Well presented three bedroom mid terraced property
- Renovations within the last five years
- Offering a sense of privacy and seclusion
- Spacious sitting room/diner ideal for entertaining
- Ground floor WC and first floor bathroom
- Private south-east facing rear garden
- Driveway providing off-road parking
- Garage offering additional parking or storage space
- Ideally located close to local broads, parks, and green spaces
- Well connected to nearby train lines and transport links for easy commuting

PAUL HUBBARD

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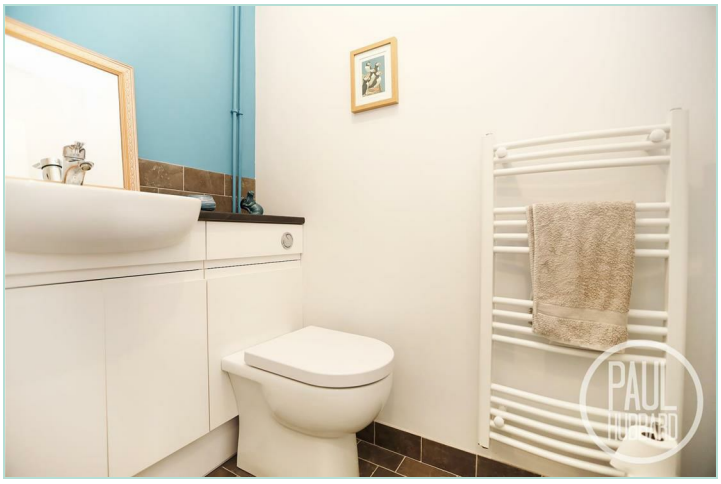






Location

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.

Porch

2.37m x 1.17m

Entrance door and UPVC double glazed obscure window to the side aspect, ceramic tiled flooring throughout and a door opening to the hallway.

Hallway

LVT flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the WC, storage cupboard, kitchen and sitting room/ diner.

WC

1.71m x 1.08m

Tiled flooring throughout, vanity unit with inset sink and toilet, part tiled walls and a heated towel rail.

Kitchen

3.30m x 2.27m

UPVC double glazed window to the front aspect, tiled effect flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, spaces for an oven, washing machine, fridge/freezer, a slimline dishwasher and an integrated extractor fan.

Sitting room/ Diner

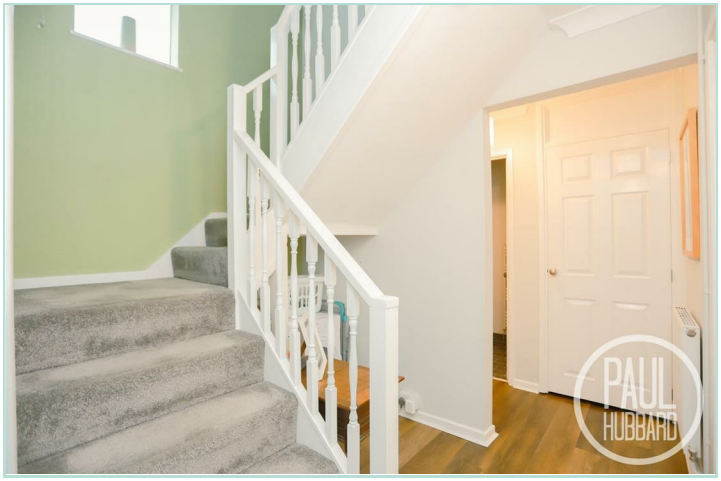
6.61m x 3.20m max

UPVC double glazed window and door to the rear aspect, LVT flooring throughout, storage cupboard housing gas combi boiler, X2 radiators, spotlights and a sliding door to the rear aspect leading to the rear garden.

Stairs leading to the first floor landing

UPVC double glazed window to the front aspect, carpet flooring throughout, loft hatch and doors opening to the bathroom, storage cupboard and bedrooms 1-3.









Bedroom 1

3.59m x 3.02m

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

Bedroom 2

3.01m x 2.94m

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

Bedroom 3

2.95m x 2.09m

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

Bathroom

2.31m x 1.67m

UPVC double glazed obscure window to the front aspect, tiled flooring throughout, tiled walls, pedestal wash basin, toilet, bath with overhead electric shower and a radiator.

Outside

To the front, the property features a neatly laid lawn alongside a driveway providing off-road parking. There is access to the garage, with a pathway leading to a welcoming porch entrance. The area is complemented by a variety of plants and shrubs, as well as outside lighting enhancing both security and curb appeal.

To the rear, the property enjoys a south-east facing garden featuring a patio area and a neatly laid lawn, complemented by a stone detail section. The garden is enclosed by fencing and offers a variety of plants, trees and shrubs, along with well-maintained flower beds. Additional benefits include gated access to the rear, a garden storage shed and an outside tap.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges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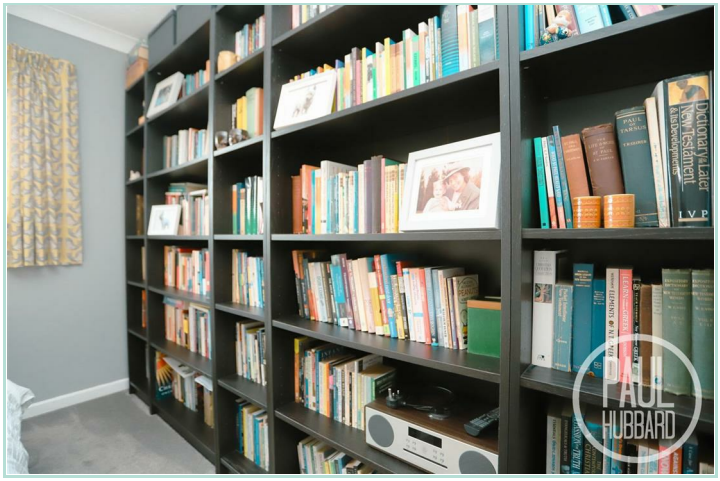

£42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


Quotations
PAUL
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TERRY PRATCHETT
PAUL
HUBBARD


WEEDS
BEES

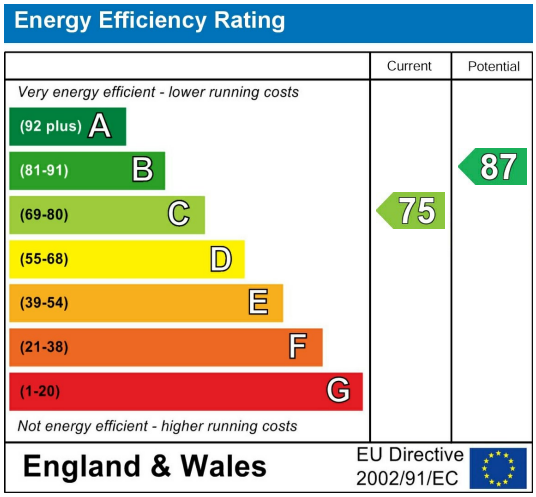








Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk





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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