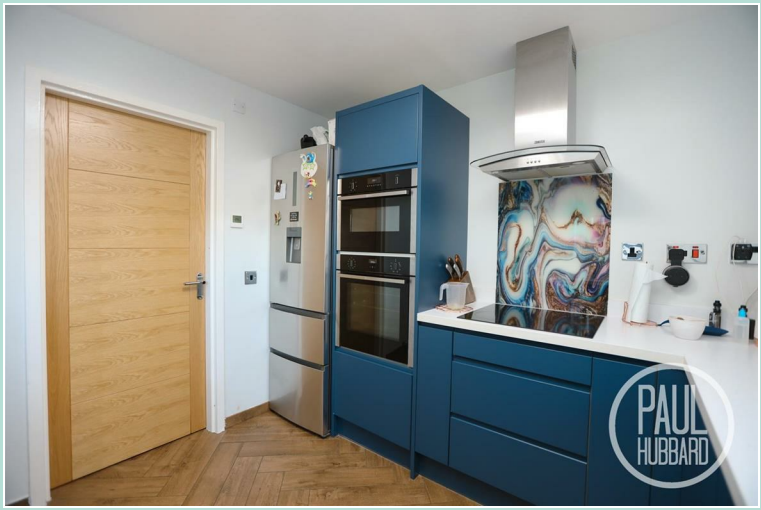
www.paulhubbardonline.com

£210,000
Asking Price







Peddars Court

Lowestoft, NR32 4TU

- Ideal family home
- 3 Sizeable seperate bedrooms
- Nestled in the heart of North Lowestoft
- Generous open plan lounge/diner
- Separate entrance hall with under stairs utility area and underfloor heating
- Recently fitted modern bathroom
- Modern kitchen
- Ideal storage throughout
- West facing garden
- Close to local amenities

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218









Summary

Situated in the heart of North Lowestoft, is this ideal three bedroom family home, including an open plan lounge/diner, a modern kitchen and a recently fitted contemporary bathroom. The property further benefits from a separate entrance hall with underfloor heating, a useful under stairs utility area and ample storage throughout. Outside, the west-facing rear garden offers a low maintenance space to relax and entertain, complete with seating area, artificial lawn, greenhouse and additional storage. Conveniently located close to local amenities.

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

UPVC double glazed window and composite entrance door to the front aspect, tile flooring benefiting from underfloor heating throughout and an integral door mat , carpeted stairs leading to the first floor landing, under stairs utility area with space for a tumble dryer and solid oak doors opening to x3 built in storage cupboards, the lounge/diner and kitchen.

Kitchen

2.93m x 2.88m

UPVC double glazed windows to the rear and side aspects with door opening into the garden, tile flooring throughout benefiting from underfloor heating, a variety of base units with laminate work surfaces, composite sink with drainer, space for a fridge/freezer, stainless steel extractor fan with 4 ring ceramic hob below, integrated washing machine, slimline dishwasher, NEFF double oven and microwave.

Lounge/diner

A sizable open plan reception room with dual aspect UPVC double glazed windows and French doors to the rear aspect opening into the garden, carpet flooring throughout and radiators.

First floor landing

Carpet flooring throughout, the loft hatch and solid oak doors opening to the family bathroom and bedrooms 1-3.

Bathroom

UPVC double glazed windows to the rear and side aspects, A recently fitted modern bathroom with tiled flooring throughout benefiting from underfloor heating, a toilet with hidden cistern, a heated towel rail, vanity unit with inset hand wash basin and light powered mirror above, bath with handheld shower attachment and mains fed rainfall shower with handheld attachment enclosed within a glass and aqua board cubicle.

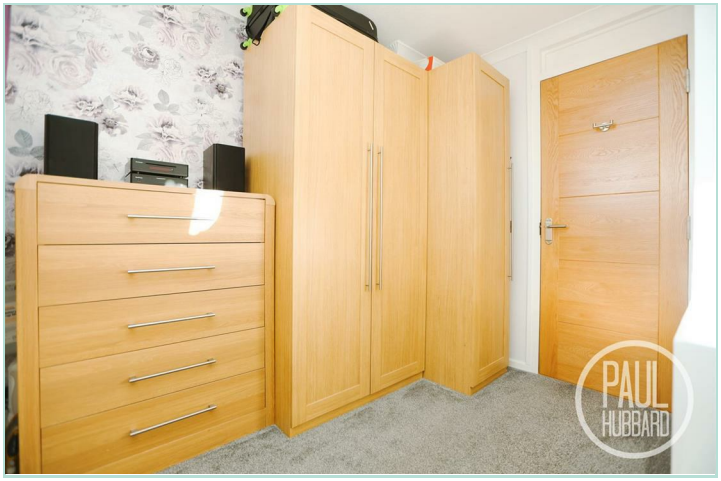
Bedroom 1

3.91m x 3.61m

A newly decorated master bedroom featuring a UPVC double glazed window to the front aspect, carpeted flooring throughout and a radiator. The room is complemented by a matching bedroom suite, comprising two bedside tables, a chest of drawers and wardrobes, all of which are negotiable to stay.









Bedroom 2

3.9m x 2.90m

UPVC double glazed windows to the side and rear aspects, carpet flooring throughout, a radiator and double doors opening into a built-in cupboard housing the gas combi boiler.

Bedroom 3

2.89m x 2.71m

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

Outside

To the front of the property, a gate opens onto a low maintenance artificial lawn, with a pathway leading to the main entrance door and three brick built outhouses. One outhouse houses the gas and electric meters, whilst the remaining two provide excellent additional external storage.

The rear garden features a patio pathway leading to a designated seating area, with a timber gate providing access to the rear. Further benefits include a timber garden shed, artificial lawn and attractive planted borders. An archway with steps leads to a raised section of the garden, featuring a further artificial lawn, greenhouse, mature tree and decorative sleeper borders. The garden also benefits from an awning, providing additional shade and shelter.

Agent note

? The property has recently had fitted solid oak doors throughout which are fire rated

? The bedroom suite found in the master bedroom is negotiable to stay

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 £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.


PAUL
HUBBARD

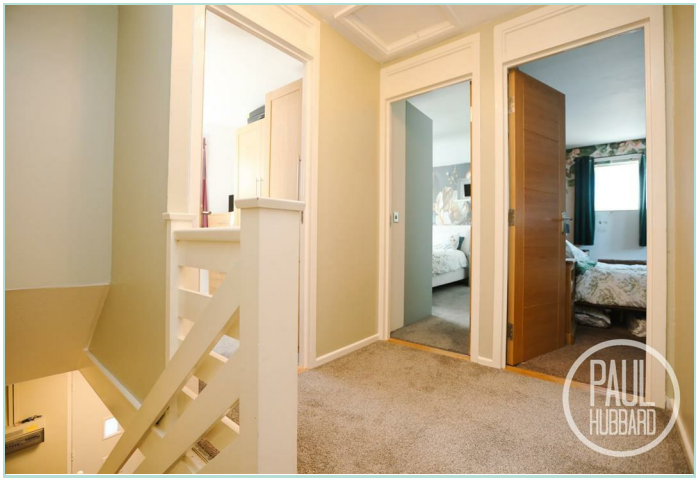

PAUL
HUBBARD


HELLO
SUMMER
PAUL
HUBBARD

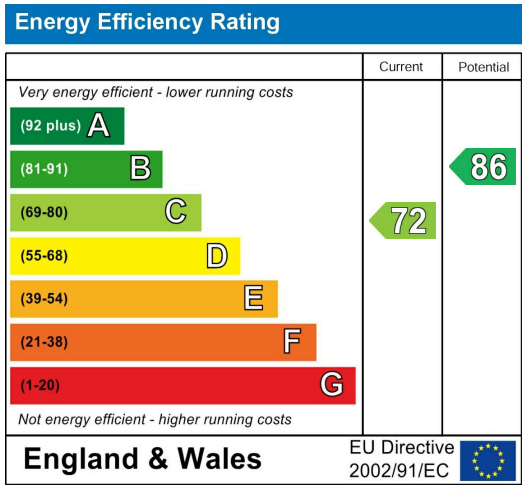

GRANDAD
SEAT
PAUL
HUBBARD


PAUL
HUBBARD


PAUL
HUBBARD


PAUL
HUBBARD

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





Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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