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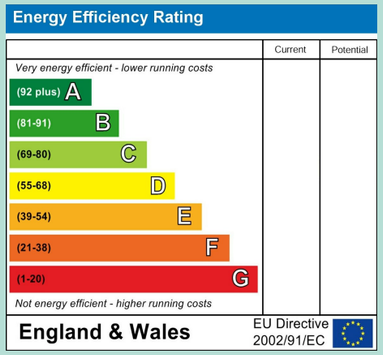
Tenure: Freehold
Council Tax Band: B
EPC Rating:
Local Authority: East Suffolk Council





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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







Dixon Drive

Lowestoft, NR33 9PE

- Well presented semi-detached bungalow
- 2 double bedrooms
- Modern Howdens kitchen fitted within the last 3 years
- Separate pantry along with great storage
- Detached garage along with off Road parking
- Gas central heating with Combi boiler
- Fully enclosed rear garden
- Excellent potential for further improvement
- Close to local shops, schools and amenities
- Great transport links nearby

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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

Obscure UPVC door and window to the front aspect open into the entrance hall, laminate flooring, radiator, thermostat, cupboard housing the consumer unit and doors leading to bedrooms, kitchen, sitting room, bathroom and storage cupboard.

Sitting room

4.23 x 3.73 max
UPVC double glazed windows to the front and side aspects, laminate flooring, radiator, electric feature fireplace and a timber framed door and obscure window leading through to the kitchen.

Kitchen

5.30 x 2.31
UPVC double glazed window to the rear aspect, vinyl flooring, radiator, units above and below with inset stainless steel sink and drainer with mixer tap, extractor hood and spaces for oven, fridge freezer and washer/dryer. Doors open to a pantry and separate storage cupboard housing the gas combi boiler as well as an obscure timber framed door and window open to the dining room/study.

Dining room/ study

2.42 x 2.27
3 x UPVC double glazed windows to the side and rear aspects as well as a door leading to the rear aspect, laminate flooring and a radiator.

Bathroom

2.51 x 1.47
Obscure UPVC double glazed window to the rear aspect, tiled walls and flooring, heated towel rail, pedistal sink with hot and cold taps, toilet, panelled bath with hot and cold taps and shower attachment with both handheld and rainfall heads. There is also the access hatch to the loft.

Bedroom 1

3.94 x 3.47
UPVC double glazed window to the front aspect, fitted carpet, and a radiator.

Bedroom 2

3.32 x 2.45
UPVC double glazed window to the rear aspect, fitted carpet and a radiator.

Outside

Front
To the front of the property, a metal gate opens onto a brick-weave driveway which extends down the side of the property to the single garage. The front garden features a shingle area, bordered by a brick wall to the front and timber fencing to the side. A paved pathway leads round and stepping stones lead through the shingle to a step up to the main entrance door and storm porch.

Rear
To the rear of the property is a secure garden enclosed by timber fencing. A concrete patio area leads onto a shingled section with stepping stones. The garden also benefits from a paved pathway leading down the side of a laid lawn, there is also access to a side gate leading onto the driveway. Beyond this at the bottom fo the laid lawn is space for a shed or summerhouse. There are also small borders with plants and shrubs.

Garage
The property benefits from a brick-built single garage fitted with an up-and-over door.

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.







