

£350,000  
Asking Price



## Magdalen Close

Lowestoft, NR32 4TP

- Well presented detached family home
- Off road parking for multiple vehicles
- Double garage en bloc
- Spacious entrance hall with built in storage
- 4 separate bedrooms
- 2 reception rooms
- Ground floor cloakroom & first floor bathroom
- Master bedroom with en-suite shower
- Good size south facing rear garden
- Close to local amenities, shops & schools

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**PAUL  
HUBBARD**



### 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 Hall

Composite entrance door to the front aspect, fitted carpet, radiator, stairs lead up to the first floor landing and doors opening to the sitting room, dining room, kitchen, cloakroom & a built-in storage cupboard.



### Cloakroom

1.39 x 1.34

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with a mixer tap and tile splash backs.

### Sitting Room

5.95 x 3.76

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, gas fireplace and UPVC French doors opening out to the rear garden.

### Dining Room

3.58 max x 2.93 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a serving hatch to the kitchen.



### Kitchen

3.57 x 2.89

Tile flooring, UPVC double glazed window to the rear aspect, radiator, gas boiler (updated in the last couple of years), units above & below, laminate work surfaces, tile splash backs, serving hatch to the dining room, built-in double oven, gas hob & extractor hood, inset stainless steel sink & drainer with mixer tap, spaces for a fridge, dishwasher & washing machine and a UPVC door opens out to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the rear aspect, loft access, radiator and doors opening to bedrooms 1-4, the family bathroom & the airing cupboard.

### Bedroom 1

3.79 max x 2.94 max

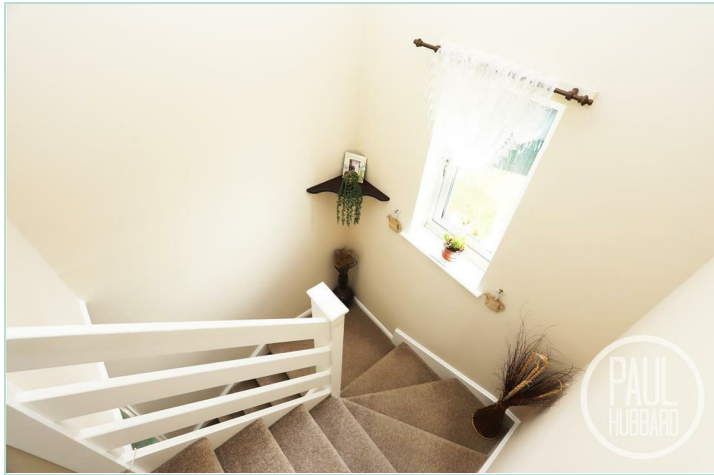
Fitted carpet, UPVC double glazed window to the front aspect, radiator, built in wardrobes with sliding doors and a door opening to the en-suite shower room.

### En-suite Shower Room

1.97 max x 1.94 max

Vinyl flooring, heated towel rail, extractor fan, tiled walls, shaving point, toilet, wash basin set into a vanity unit with a mixer tap and a mains-fed shower set into a cubicle enclosure.





### Bedroom 2

3.61 x 2.92

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

### Bedroom 3

3.79 max x 2.91 max

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

### Bedroom 4

2.94 x 2.27

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

### Bathroom

2.49 max x 1.96 max

Vinyl flooring, timber frame obscure window to the front aspect, radiator, tiled walls, shaving point, toilet, wash basin set into a vanity unit with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.

### Outside

The front garden is attractively presented with a neatly laid lawn, mature trees, and well-maintained planting. A central pathway with shingle borders leads to the sheltered entrance door, complete with outdoor lighting. To the side of the property, there is off-road parking for multiple vehicles in front of a double garage.

The south-facing rear garden is beautifully maintained, mainly laid to lawn and bordered by an array of plants, shrubs, and trees for added privacy. A paved patio area provides the perfect spot for outdoor dining, complemented by a brick-built BBQ area. Additional features include a greenhouse, outdoor tap, pedestrian access to the garage, and full enclosure by panel fencing and a brick wall, ensuring both security and seclusion.

### Double Garage

5.41 x 5.21

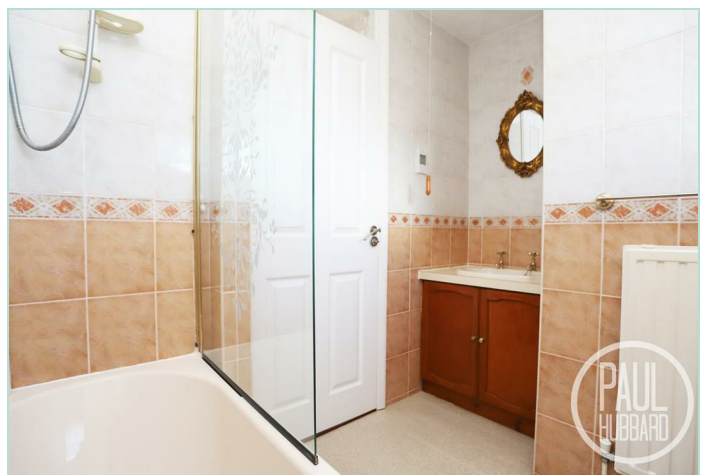
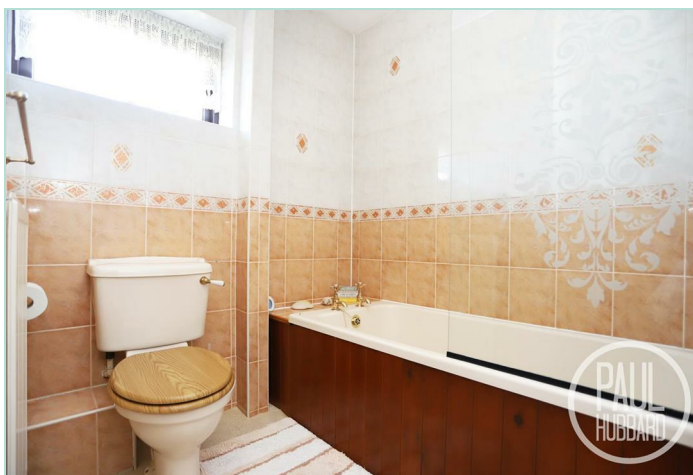
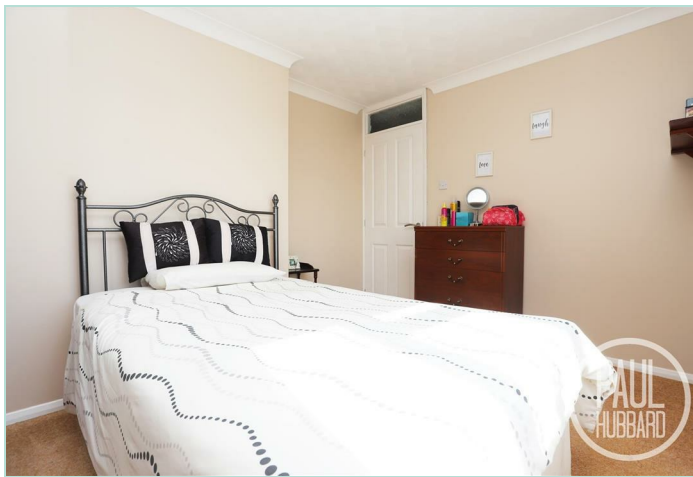
An en-bloc double garage benefits from two roller doors to the front, power, lighting, and a rear window. Pedestrian access from the garden makes it highly versatile, ideal for secure parking, storage, or a workshop.

### 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.







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

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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