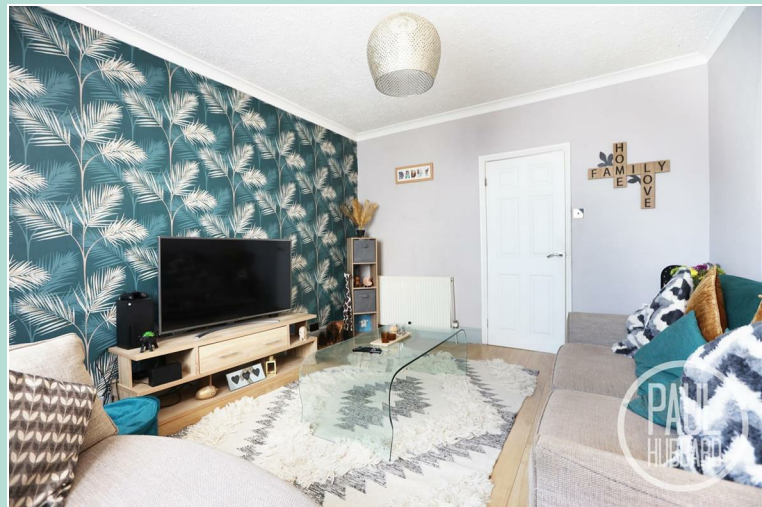


£180,000  
Asking Price



## Church Road

Suffolk, NR32 1TL

- CHAIN FREE
- Four generously sized bedrooms spread across three spacious floors
- Separate sitting room and dining room
- Well maintained garden
- Opportunity to put your own stamp on it!
- Neutral décor throughout
- UPVC double glazing throughout
- Modern kitchen
- Close to local amenities and shops
- Gas central heating







### 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 breathtaking 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, laminate flooring throughout, a radiator and doors opening to the sitting room, dining room and rear hall.

### Sitting room

4.25m x 3.49m

UPVC double glazed windows to the side aspect, laminate flooring throughout and a radiator.

### Dining room

3.03m x 2.39m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator, storage cupboard housing electrics and an opening into the reception room.



### Reception room

3.10m x 2.43m

UPVC double glazed obscure window to the rear aspect, laminate flooring throughout, base units, spaces for a washing machine, tumble dryer and freezer and a door opens to the rear hall.

### Rear hall

Tile flooring throughout, a radiator, stairs leading to the first floor landing and an opening to the kitchen and a door opens to the under stair storage cupboard.

### Kitchen

2.72m x 2.09m

UPVC double glazed obscure door to the side aspect, tile flooring throughout, part tiled walls, units above and below, stainless steel sink with drainer, extractor fan, spaces for an oven, washing machine and fridge/freezer and a wall mounted gas boiler.

### Stairs leading to the first floor landing

UPVC double glazed obscure window to the side aspect, carpet flooring throughout, a radiator and doors opening to the bathroom, airing cupboard and bedrooms 1-3.





### Bedroom 1

3.45m x 3.11m

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

### Bedroom 2

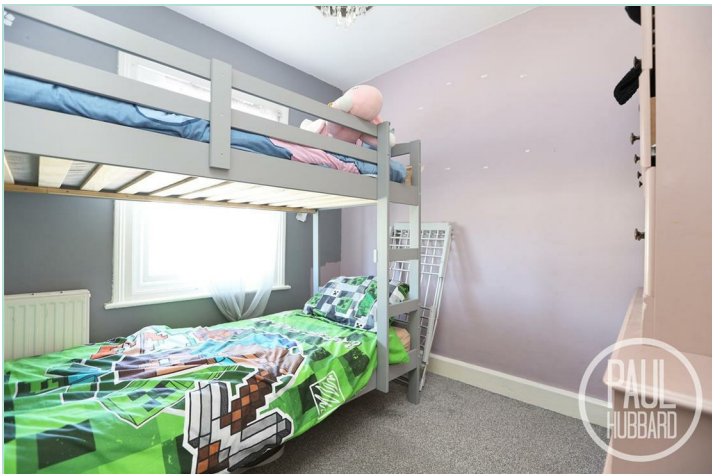
3.05m x 2.40m

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

### Bedroom 3

2.41m x 2.58m

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



### Bathroom

2.78m x 2.08m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, pedestal wash basin, toilet, bath, shower within an enclosed glass cubicle and a heated towel rail.

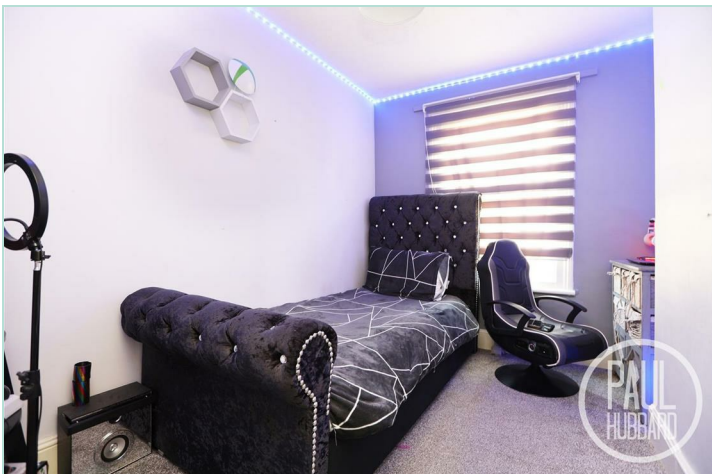
### Stairs leading to the second floor landing

UPVC double glazed window to the rear aspect, carpet flooring throughout, a storage cupboard and a door opens to bedroom 4.

### Bedroom 4

3.02m x 2.24m

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



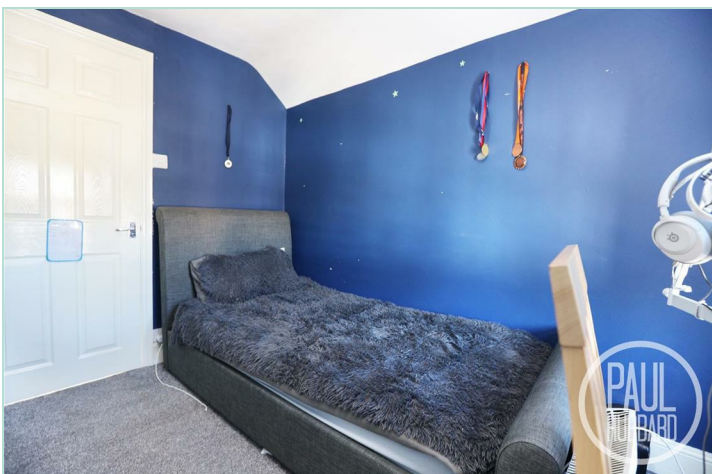
### Outside

To the front, a brick wall encloses the space, with a pathway leading to the main entrance door.

To the rear, the garden features an artificial laid lawn, a decking area with a fence surround, a garden shed, and gated access to the front.

### Financial services

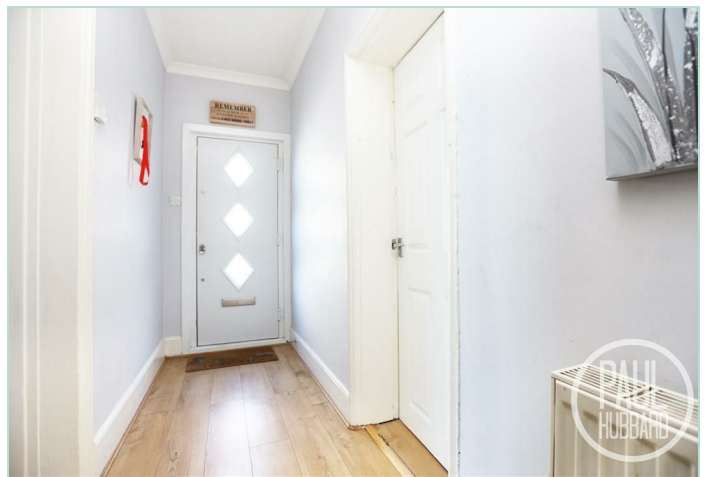
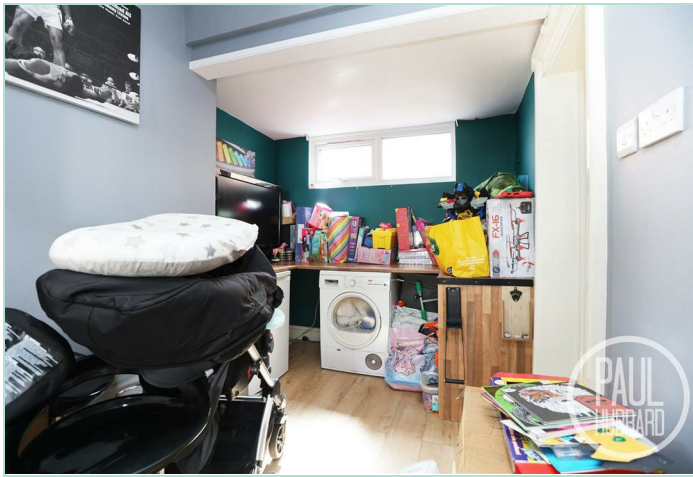
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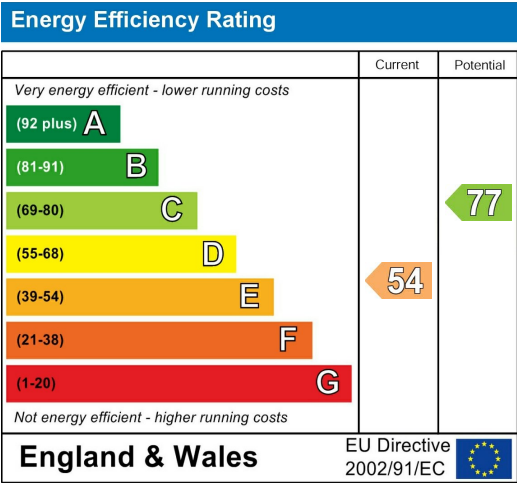








Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: E  
 Local Authority: East Suffolk



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

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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