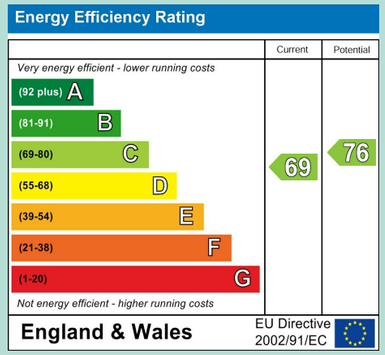
Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council
















# Whitton Close

Lowestoft, NR33 9RG

- GUIDE PRICE £230,000 - £240,000
- Chain free detached bungalow
- Two sizeable seperate bedrooms
- Situated in a cul de sac within the heart of South Lowestoft
- Low maintenance driveway with off-road parking for multiple vehicles
- Spacious lounge diner
- Separate utility room and laundry room
- Well presented south-west facing rear garden
- Close to local amenitiesClose to local amenities
- Breakfast room and conservatory

e - info@paulhubbardonline.com t - 01502 531218

PAUL HUBBARD

**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









## 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 entrance door to the side aspect, carpet flooring throughout, a radiator, loft hatch, sliding door opening to the kitchen/breakfast room, all other internal doors opening to a built-in storage cupboard housing the gas boiler, the bathroom, lounge/diner and bedrooms 1 and 2.

## Bathroom

2.25m x 1.92m max
UPVC double glazed window to the side aspect, tiled flooring throughout, tiled walls, a radiator, a toilet, a heated towel rail, vanity unit with inset hand wash basin and corner bath with mains fed shower above.

## Bed 1

4.00m max x 2.86m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, and sliding doors open into a built in wardrobe.

## Bed 2

4.00m max x 1.93m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, and door opening to a built in storage cupboard.

## Lounge/diner

4.80m into bay x 4.93m
A spacious open plan reception room comprising of a UPVC double glazed bay window to the rear aspect, carpet flooring throughout, x2 radiators and door opening to the conservatory.

## Conservatory

2.70m x 2.43m
UPVC double glazed door to the side aspect opening into the garden and window surround, tile flooring throughout and a radiator

## Kitchen

3.04m x 1.90m
A modern kitchen with vinyl flooring throughout, part tiled walls, units above and below, laminate works surfaces, composite sink with drainer, extractor fan with space below for an oven, integrated fridge and an opening to the breakfast room.

## Breakfast room

4.36m max x 1.89m max
UPVC double glazed door to the rear aspect opening into the garden and windows surround, vinyl flooring throughout, a radiator and doors opening to a laundry room and separate utility room.

## Laundry room

1.16m x 1.36m
Tile flooring throughout, laminate worksurface with space below for a washing machine

## Garage

approx 2.20m wide (unable to access for depth)
Adjoined to the property, with up and over door to the front aspect.

## Outside

To the front of the property, a generous brick weave driveway provides off road parking for multiple vehicles, complemented by a mature tree and decorative shingle and shrub borders to the side. A charming picket gate gives access to a useful storage area, leading to the main entrance door and a timber gate providing access to the rear garden.

The well presented, south-west facing rear garden has been thoughtfully designed to create an ideal space for both relaxing and entertaining. A paved patio seating area and pathway lead to a well maintained artificial lawn, complemented by a stylish pergola and raised shingle seating area. A further decked seating area is positioned to the side, with an additional decked entertaining space to the rear, alongside decorative shingle borders and a timber garden shed. The garden also benefits from external power sockets and an outside water supply.

## 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.

