

£260,000
Asking Price



Ferndale Avenue

Lowestoft, NR32 4EG

- Well presented detached bungalow
- 2 double bedrooms
- Chain free
- Off road parking
- Garage & separate garden store
- A wrap around garden
- Further off road parking solutions STP
- Gas central heating
- The perfect property for customisation & making your own
- Close to local amenities & shops

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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

UPVC entrance door & double glazed obscure window to the front aspect, fitted carpet, radiator, built-in storage cupboard, loft access and doors opening to the sitting room, kitchen/diner, bedrooms 1-2 & the shower room.

Sitting Room

4.71 x 3.74

Fitted carpet, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, radiator and a gas fireplace.

Kitchen/ Breakfast Room

3.93 x 3.89

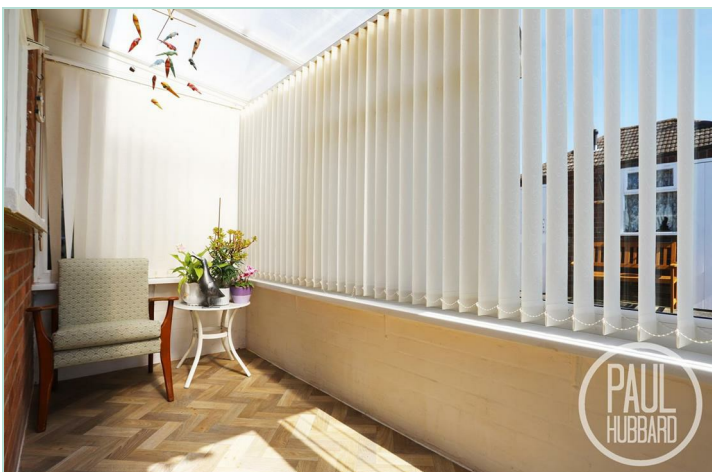
Tile flooring, UPVC double glazed window to the rear aspect, timber frame internal window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in double oven, gas hob & extractor fan, spaces for a fridge, freezer & washing machine, wall-mounted gas combi boiler and a door opens into the conservatory.



Conservatory

3.33 x 1.35

Vinyl flooring, UPVC double glazed windows, a timber frame internal window to the side aspect and a UPVC door opens out to the garden.



Bedroom 1

3.72 x 3.11

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

Bedroom 2

3.92 x 2.90

UPVC double glazed window to the front aspect, fitted carpet, radiator and a built-in storage cupboard.



Shower Room

2.32 x 1.64

UPVC double glazed obscure window to the side rear aspect, tiled floor & walls, heated towel rail, toilet, pedestal wash basin with hot & cold taps and an electric shower set into a cubicle enclosure.

Outside

The property features a beautifully maintained wraparound garden with neatly kept lawns and vibrant flowerbeds. Gated access leads to a well-kept, laid lawn area, complemented by fully stocked plant and shrub borders. The garden extends around both sides of the property, creating a welcoming, serene environment. The main entrance door is situated at the front of the house, sheltered by a charming storm porch. To the left, an additional laid lawn could be changed to extra off-road parking solutions if desired (subject to planning approval). On the right, a driveway provides off-road parking and leads to a detached garage. Gated access also opens to the fully enclosed side garden.

The side garden, accessible via the garden room or a gate from the front, features a neatly laid lawn, a patio area, and is bordered by well-maintained plants and shrubs. Doors from the garden lead into both the garage and the garden store.



Garage

5.42 x 2.75

The garage is equipped with an electric roller door and offers ample space for storage or parking. It benefits from both light and power, along with a pair of timber-framed windows to the side aspect. There is also a pedestrian access door leading to the garden.

Garden Store

2.06m x 1.38m

Located at the rear of the garage, the garden store is easily accessed from the garden. It's an ideal space for storing garden tools and other outdoor equipment.



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.






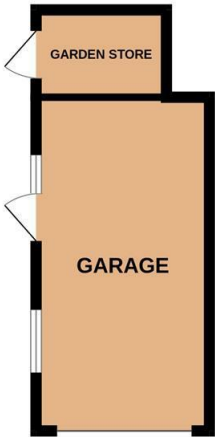


Tenure: Freehold
 Council Tax Band: B
 EPC Rating: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FERNDALE AVENUE



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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