

£260,000
Guide Price



Hillcrest Gardens

Lowestoft, NR32 4ED

- Ideal detached family home
- Popular North Lowestoft location
- Nestled in a popular cul-de-sac
- 3 Separate bedrooms
- Off road parking for multiple vehicles & garage
- Ground floor cloakroom and 1st floor family bathroom
- Private rear garden with field to the rear
- Brick built garage with newly fitted up and over door
- Close to local amenities, shops & schools
- Welcoming entrance hall

**PAUL
HUBBARD**



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 entrance door & double glazed obscure window to the front aspect, radiator, spotlights, storage cupboard with double doors and doors opening to the lounge/ diner, kitchen, cloakroom & an additional storage cupboard.

Cloakroom

2.42 max x 1.34 max

Tile flooring, spotlight, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap and tile splash backs.

Kitchen

3.03 max x 2.58 max

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, spotlights, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, spaces for a fridge-freezer & washing machine.

Lounge/ Diner

6.06 x 3.36

Laminate flooring, dual aspect UPVC double glazed windows, radiator, spotlights and a UPVC door opens to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, spotlights, UPVC double glazed window to the side aspect (newly fitted 2025), loft access (pull down loft ladder, boarded & insulated), storage cupboard with double doors (gas combi boiler) and doors opening to the bedrooms & bathroom.

Bedroom 1

3.40 x 3.35

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

Bedroom 2

3.50 x 2.55

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

Bedroom 3

2.50 max x 2.11 max

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

Bathroom

2.35 x 1.66

Tile flooring, x2 UPVC double glazed obscure windows to the side aspect (newly fitted 2025), heated towel rails, spotlights, toilet, pedestal wash basin with mixer tap, panelled bath with a mixer tap and a mains fed shower set above.





Outside

To the front of the property, a spacious driveway provides off-road parking for multiple vehicles and access to the garage, complemented by a low-maintenance shingle garden. Timber gates positioned on either side of the property provide secure and convenient access to the rear garden.

To the rear, the property benefits from a fully enclosed garden, predominantly laid to lawn and complemented by mature shrub borders, shingle seating areas, and a concrete pathway providing access to the garage and outhouse.

To the right hand side of the property, a communal pathway provides direct access to an open playing field, offering an ideal space for families, children, and dog walkers to enjoy.

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.



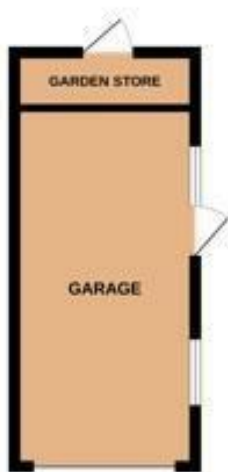




Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(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	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Issue with floorplan: 1/2/2025

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