

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) <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 2002/91/EC |           |

**£230,000**  
 Asking Price



GROUND FLOOR

1ST FLOOR

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given for their operation or efficiency and for their use.



## Fritton Close

Lowestoft, NR32 4RY

- Semi detached family home
- Well presented throughout
- Porch entrance
- 3 separate bedrooms
- 2 reception rooms
- Ground floor cloakroom
- On road parking spaces at the rear
- Brick-built garage
- Gorgeous fully enclosed garden with bar area
- Close to local amenities, shops & schools

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)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

e - [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

t - 01502 531218





### 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.

### Porch Entrance

1.50 x 1.34

Main UPVC entrance door to the side aspect, tile flooring, radiator, UPVC double glazed window to the front aspect and doors opening to the cloakroom & sitting room.

### Cloakroom

1.32 x 0.95

Vinyl flooring, extractor fan, gas combi boiler, toilet, wall mounted wash basin with hot & cold taps and a tile splash back.

### Sitting Room

4.80 x 3.15

Fitted carpet, UPVC double glazed window to the front aspect, radiator, stairs leading to the first floor landing and an archway opening leads through to the dining room.

### Dining Room

2.71 x 2.69

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard and a door opening into the kitchen.

### Kitchen

2.91 x 2.70

Vinyl flooring, UPVC double glazed window & door to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for a fridge, washing machine & oven and a built-in extractor hood.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to the bedrooms & bathroom.

### Bedroom 1

3.62 max x 3.38 max

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

### Bedroom 2

3.63 max x 2.42 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

### Bedroom 3

3.16 max x 2.02 max

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

### Outside

A well-maintained shingle front garden, complemented by mature trees and established hedging, creates an attractive and private approach. A timber fenced boundary frames the space, with a pathway leading to the main entrance door and secure gated access through to the rear garden.

The rear garden is thoughtfully landscaped, featuring a laid lawn alongside shingle and decking areas, ideal for planting and outdoor enjoyment. A pathway leads through the garden to a patio seating area, while a raised decking space with recessed lighting provides a superb setting for evening entertaining. Further highlights include a bespoke timber bar with tiled work surface, an outdoor tap, and a pedestrian access door to the garage. The garden is fully enclosed by a combination of panel fencing and brick walling, with gated rear access leading to an off-road parking space positioned in front of the garage.

### 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 today to arrange your free, no obligation quote.

