

£220,000
Asking Price

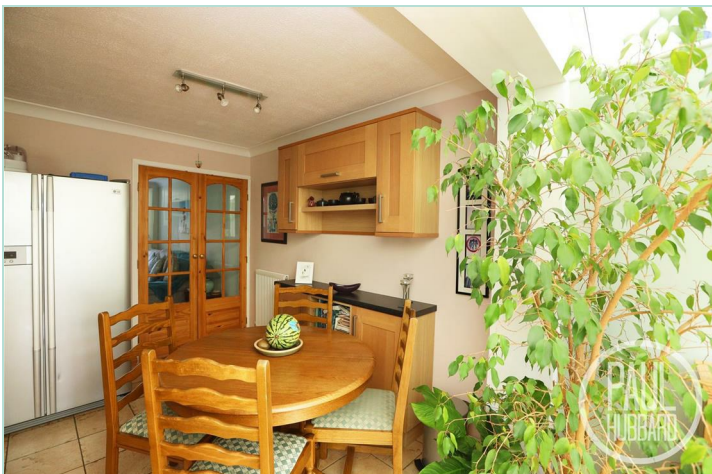


Marham Road

Lowestoft, NR32 2SU

- Two double bedrooms
- South-east facing garden
- Off-road parking
- Well-presented throughout
- Spacious kitchen/diner
- Bright conservatory
- Close to local amenities and good transport links.
- UPVC double glazing throughout
- Gas central heating
- Quiet cul-de-sac location





Location

This home is just off Normanston Drive, conveniently located near the local colleges, schools, and a bustling retail park. Situated in the heart of an English coastal town at the most easterly point of the British Isles, it offers award-winning sandy beaches and stunning Victorian seafront gardens. Enjoy exploring the Royal Plain Fountains, two piers, and a variety of independent eateries to delight your taste buds. Excellent schools make education a priority, while commuting is easy with nearby bus and train stations offering regular services to Norwich and surrounding areas. The town is 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Entrance hall

Entrance door to the front aspect, tile flooring throughout, a radiator, stairs leading to the first floor landing and a door opening to the sitting room.

Sitting room

4.02m x 3.68m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, storage cupboard and French doors opening to the kitchen.

Kitchen

4.65m x 3.13m

Tile flooring throughout, part tiled walls, units above and below, composite sink with drainer, integrated extractor fan, oven, space for a fridge/ freezer, washing machine, a radiator, internal opening through to the rear and a large opening leads into the conservatory.

Sun Room

4.57m x 3.76m

UPVC double glazed windows to the side and rear aspects, wood flooring throughout, X2 radiators and French doors leading to the rear garden.

Stairs leading to the first floor landing

Carpet flooring throughout, loft access and doors opening to the bathroom and bedrooms 1-2.

Bedroom 1

3.70m x 3.51m

UPVC double glazed window to the front aspect, wood flooring throughout, built in wardrobes, a storage cupboard and a radiator.



Bedroom 2

3.13m x 2.85m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, built in wardrobes and a storage cupboard housing the gas boiler.

Bathroom

2.09m x 1.68m

UPVC double glazed obscure window to the rear aspect, tiled walls, vinyl flooring throughout, bath with overhead shower, toilet, pedestal wash basin and a radiator.

Outside

A welcoming pathway leads to the main entrance door, bordered by a neatly laid lawn with plants and shrubs for added colour. A decorative stone detail area enhances the frontage, while gated side access provides off-road parking and entry to the rear garden.

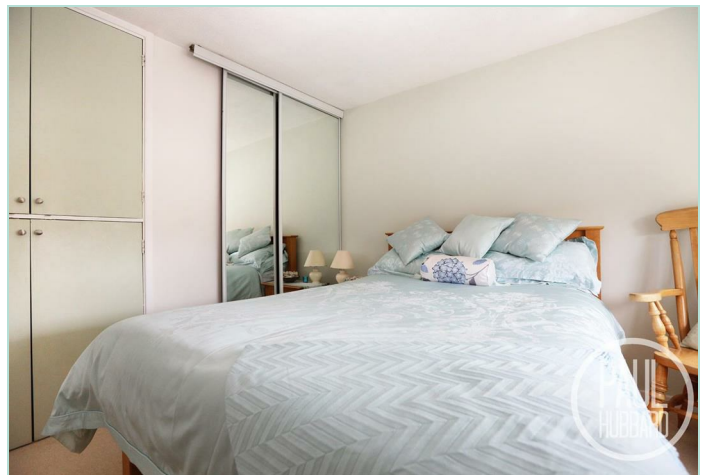
The southeast-facing rear garden enjoys sunlight for much of the day and features a patio area for outdoor dining, timber decking with a wooden gazebo, and a stone-planted area with mature trees, shrubs, and raised flower beds. A brick built storage space. A pond adds a peaceful focal point, while garage access, off-road parking with double and side gates, and a storage unit provide excellent practicality.

Financial services

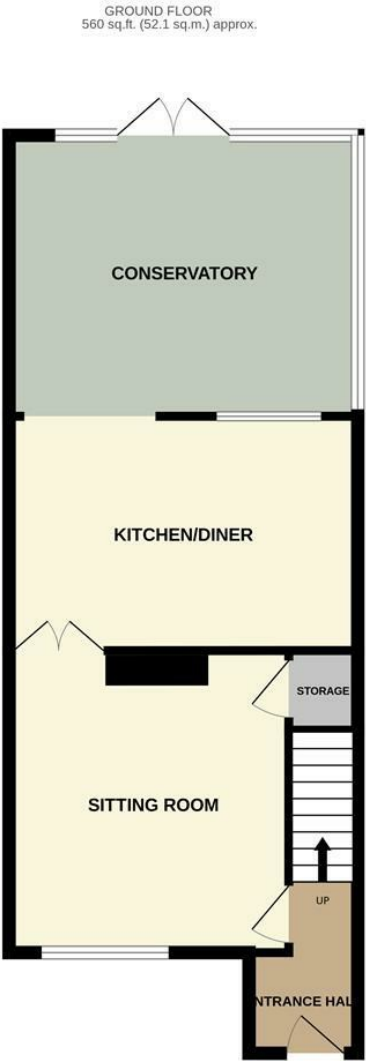
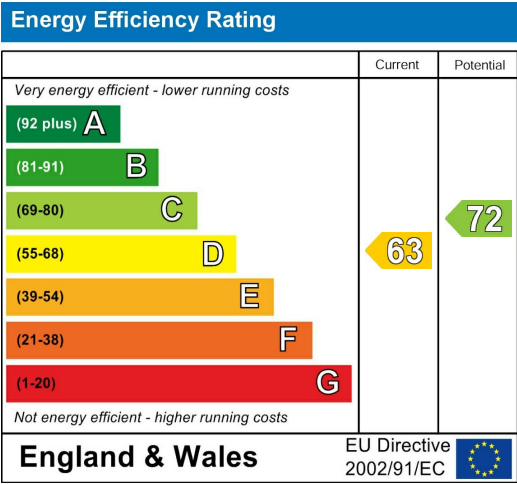
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Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D TBC
 Local Authority: East Suffolk



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.

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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