www.paulhubbardonline.com

£280,000
Asking Price









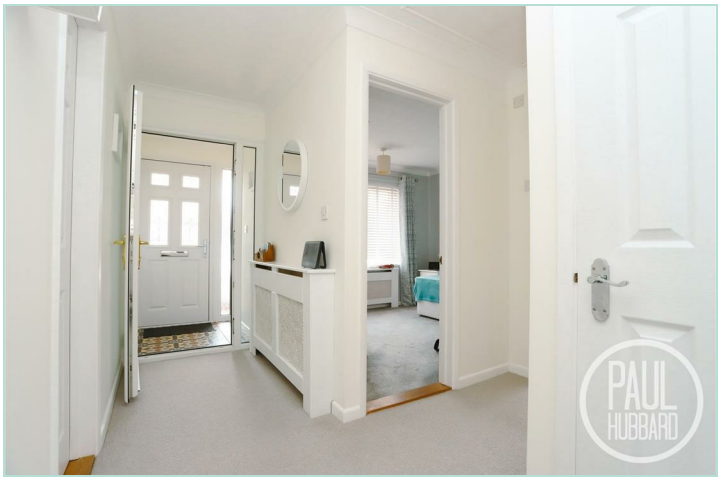

# Windermere Park

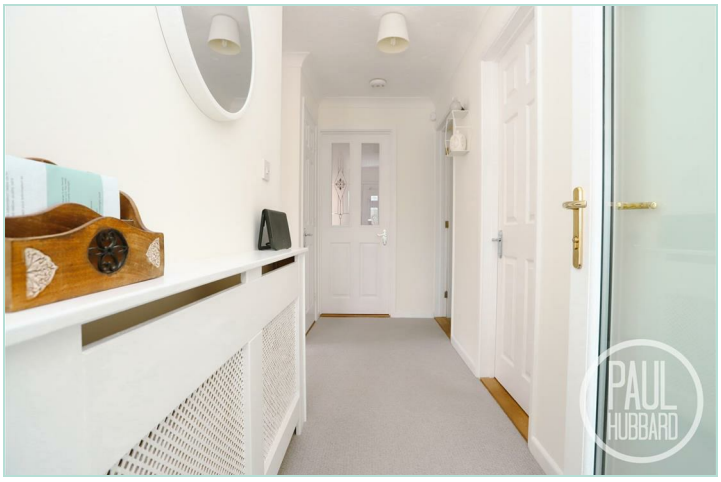
Lowestoft, NR32 4UD

- Detached bungalow
- Tucked away on a sought after cul-de-sac in North Lowestoft
- 2 Double bedrooms
- Presented to an extremely high standard throughout
- West facing rear garden
- Off road parking for multiple vehicles
- Gas central heating with Ideal Logic Max system S condensing boiler
- UPVC double glazing
- Close to local amenities, shops & schools
- Detached garage with electric roller door

PAUL HUBBARD

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## 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.

## Porch

1.20m x 1.16m

UPVC entrance door & double glazed window to the front aspect, tile flooring and UPVC double glazed door opens into the entrance hall.

## Entrance Hall

Fitted carpet, radiator, loft access (housing Ideal Logic Max system S condensing boiler), doors opening to the bedrooms, shower room, sitting room & kitchen/ diner and a storage cupboard & airing cupboard.

## Bedroom 1

3.33m x 3.08m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes with sliding doors.

## Bedroom 2

3.16m x 2.79m

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

## Shower Room

1.94m x 1.65m

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, tiled walls, toilet & wash basin set into a vanity unit with a mixer tap and a mains-fed shower set into a cubicle enclosure.

## Sitting Room

4.43m x 3.17m

Fitted carpet, UPVC double glazed window to the side aspect, radiator and UPVC French doors opening to the rear garden.

## Kitchen

4.11m x 3.08m

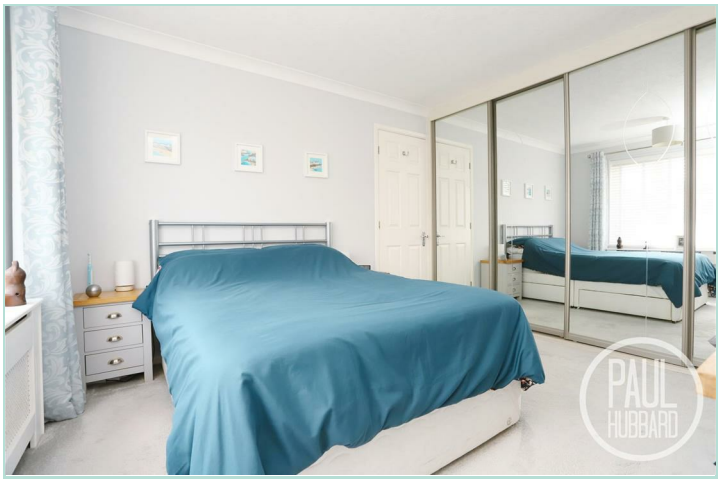
Carpet flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, built-in oven, ceramic hob & extractor hood, inset composite sink & drainer with mixer tap, space for a fridge-freezer & washing machine and a UPVC door opens into the sun room.

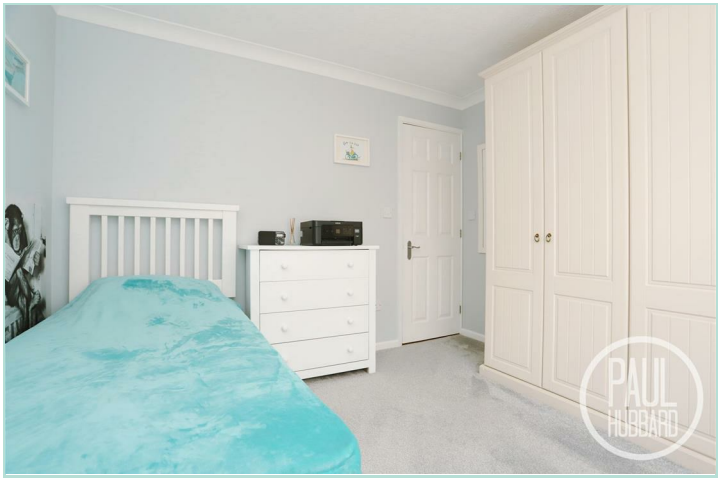
## Sun Room

3.65m x 1.97m

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









## Outside

The property is approached via a generous driveway providing off-road parking for multiple vehicles and leading to the detached garage. The front garden has been attractively landscaped with decorative shingle and well-maintained planted borders, while gated side access leads through to the rear garden.

The beautifully landscaped west-facing rear garden has been thoughtfully designed to create a private and tranquil outdoor retreat. Featuring a low-maintenance artificial lawn, an attractive brick-weave patio ideal for outdoor dining and entertaining, and well-stocked borders filled with an array of mature plants, shrubs and decorative shingle, the garden offers colour and interest throughout the seasons. Additional benefits include a timber storage shed, a charming timber pergola with seating area, an outside tap, pedestrian access to the garage and an enclosed brick wall boundary. The garden enjoys an excellent degree of privacy and is not overlooked.

## Garage

5.89m x 2.50m

The detached garage provides excellent versatility, offering secure parking, storage or workshop potential. It is fitted with an electric roller door, a UPVC double glazed obscure window to the rear for natural light and a UPVC pedestrian access door to the side, allowing convenient access directly from the rear garden.

## 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.

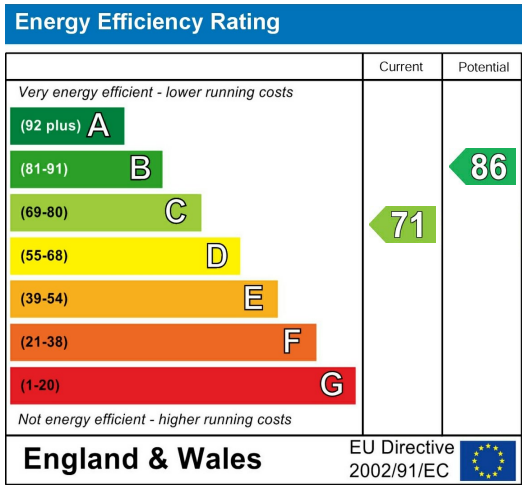

NORTON
MANX
TRIUMPH
BSA







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




WINDERMERE PARK
837 sq.ft. (77.8 sq.m.) approx.




TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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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