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£375,000
Asking Price







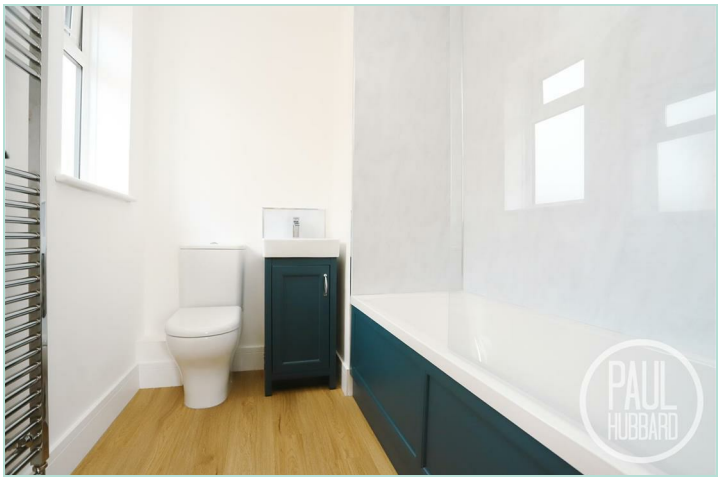
Bishops Walk

Lowestoft, NR32 4JN

- Spacious detached family home
- Chain free
- Brand new boiler & full rewire
- Brand new Howdens Kitchen with built in Lamona appliances
- EV charging point & outdoor sockets
- Off road parking for multiple vehicles & garage
- Situated on a quiet cul-a-sac
- Close to local amenities, shop & schools
- Completely renovated throughout
- Neutral, modern décor throughout

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.

Entrance Hall

Double glazed composite entrance door to the front aspect, LVT flooring, spot lights and x2 large built-in storage cupboards with automatic lighting, radiator, cupboard housing the consumer unit (brand new with compete re-wire), doors to the cloakroom, sitting room & kitchen.

Cloakroom

1.78 x 0.89

LVT flooring, UPVC double glazed obscure window to the side aspect, toilet, wash basin set into vanity unit with a mixer tap and a radiator.

Sitting Room

3.75 x 3.44

Fitted carpet, dual aspect UPVC double glazed windows, TV point & wall socket & a radiator

Kitchen/ Diner

5.67 x 3.19

LVT flooring, dual aspect UPVC double glazed windows, brand new Howdens fitted kitchen with units above and below, laminate wood effect surfaces, built in double oven, ceramic hob and extractor hood, glass splash back, inset composite sink and drainer with mixer tap, integrated fridge freezer, dishwasher & washing machine, breakfast bar with stools, radiator, feature pendant lighting and French doors which open up to the garden.

Stairs leading to First Floor Landing

Fitted carpet, oak banister, UPVC double glazed window to the side aspect, loft access (insulated and boarded) and doors leading to bedrooms & bathroom.

Bedroom 1

3.72 x 3.43

Fitted carpet, UPVC double glazed windows to the rear aspect, door leading into en-suite and a radiator.

En-suite

2.08 max x 1.75 max

LVT flooring, UPVC double glazed obscure window to the rear aspect, shower set into a cubicle enclosure with mixer tap, toilet, wash basin set into a vanity unit with a mixer tap and a heated towel rail.

Bedroom 2

3.40 max x 2.82 max

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









Bedroom 3

2.60 x 2.17

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

Bathroom

1.83 max x 2.20 max

LVT flooring, UVPC double glazed window to the side aspect, panelled bathtub with mixer tap, mains-fed shower set above with both waterfall & hand held heads, toilet, wash basin set into vanity unit with mixer tap, heated towel rail and aqua board wall panels.

Outside

The front garden features a well-maintained laid lawn, complemented by mature borders filled with a variety of established shrubs and plants. A generous driveway provides ample parking for multiple vehicles and benefits from outdoor lighting, an EV charging point and external electrical sockets. Double gated access leads through to the garage & rear.

The fully enclosed by panel fenced rear garden offers a sandstone slab patio area, leading onto a laid lawn surrounded by a mature selection of trees, shrubs and established plants. The garden further benefits from a detached garage, two sheds and two greenhouses, providing excellent storage and gardening facilities.

Garage

A free-standing garage with space for parking or storage, with electric and lighting.

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.

Anti-Money Laundering

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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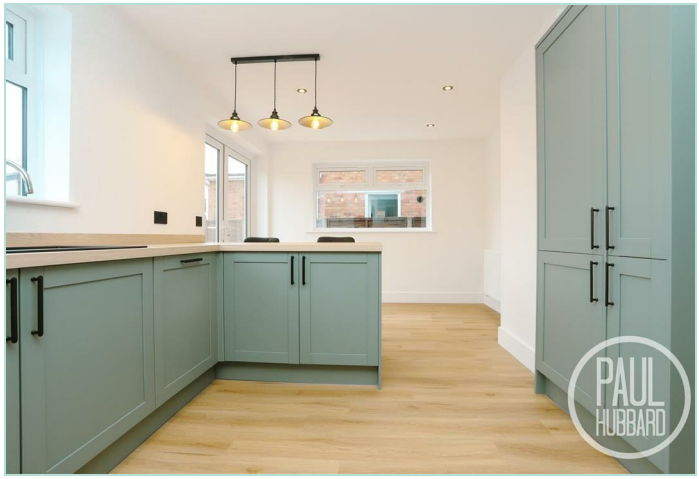

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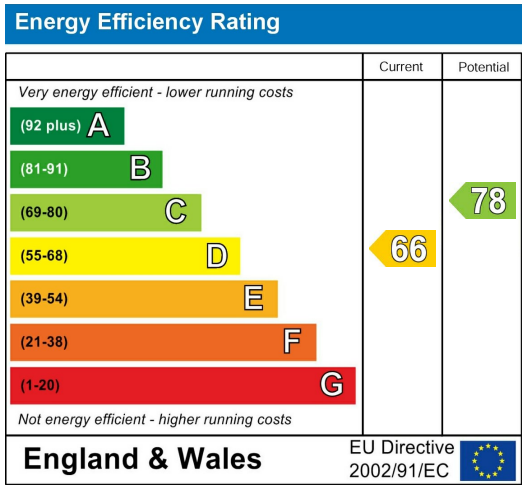








Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Local Authority: East Suffolk Council





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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