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# Yarmouth Road

Lowestoft, NR32 4AE

- Detached chalet bungalow
- 4 separate bedrooms
- Master bedroom with ensuite shower room
- Grand entrance hall with galleried landing
- Underfloor heating
- Open-plan kitchen/ diner
- Bright sitting room with bifold doors to garden
- Off road parking for multiple vehicles
- Sizeable rear garden
- Close to local amenities, shops & schools

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## 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.

## Entrance Hall

Main entrance door & double glazed window to the side aspect, tile flooring, x3 Velux windows, stairs leading to the first floor landing, under stair built-in seating & storage solutions and doors open to the sitting room, kitchen/diner, home office, bedrooms 1-2 & the shower room.

## Sitting Room

4.46m x 4.32m

Fitted carpet, spotlights, vertical radiator and bifold doors opening to the rear garden.

## Kitchen/ Diner

7.45 x 4.29

Tile flooring, dual aspect UPVC double glazed windows, spotlights, units above & below, oak work surfaces, x2 built-in ovens, ceramic hob, extractor hood, inset stainless steel sink & drainer with mixer tap, space for an American-style fridge freezer, central island with feature pendant lighting, an oak work surface, extra storage & space for bar stools, ample space for a table & chairs and a UPVC door opens to the rear exterior.

## Bedroom 2

4.39 x 4.00

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

## Bedroom 3

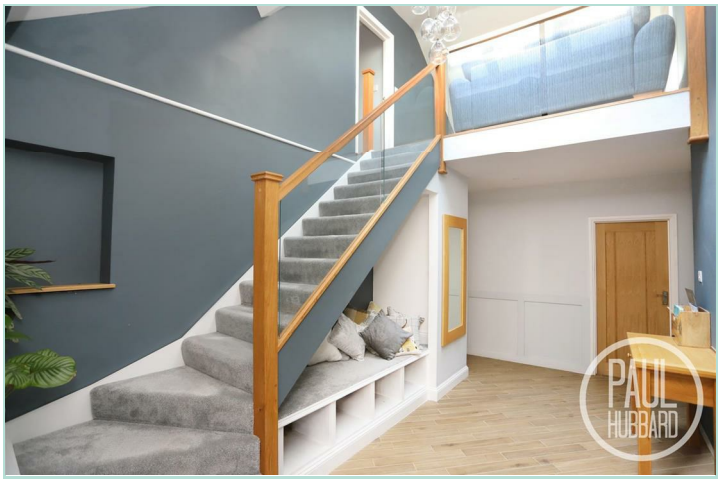
3.46 max x 3.30 max

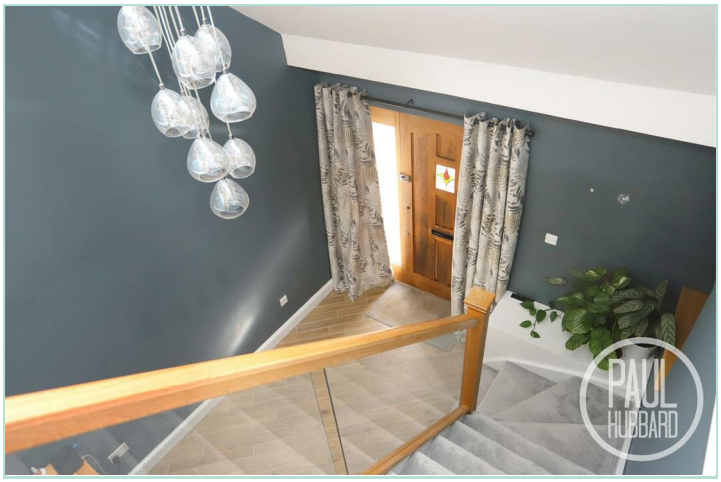
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

## Bedroom 4/ Home Office

3.29 x 3.03

Perfect as for use as a 4th bedroom or office space. Featuring laminate flooring, radiator, spotlights and a fitted desk & shelving.



## Shower Room

3.31 x 2.94

Tile flooring, UPVC double glazed obscure window to the side aspect, spotlights, tiled walls, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, a walk-in mains fed shower and recessed shelving.

## Galleried Landing

3.32 x 2.33

Stairs with fitted carpet & an oak & glass balustrade, leading to a galleried landing reception space. Perfect for additional seating with fitted carpet, spotlights, eaves storage and doors opening to the loft space & bedroom 1.

## Bedroom 1

7.41 max x 4.41 max

Fitted carpet, UPVC double glazed window to the rear aspect, recessed shelving, fitted wardrobes and a door opening to the ensuite shower room.

## Ensuite Shower Room

2.38 max x 2.40 max

Tiled floor & walls, Velux window, toilet, feature ceramic wash basin with a mixer tap set into a vanity unit, a walk-in mains fed shower with both handheld & rainfall heads.

## Outside

A large shingle frontage provides off-road parking for multiple vehicles. The area is enclosed by timber fencing, with the main entrance door located to the side and double gates offering access to the rear garden.

The generously sized rear garden is mainly laid to lawn and features a patio area, timber storage shed, and a variety of mature trees and shrubs. The garden is fully enclosed by panel fencing, creating a private and secure outdoor space.

## 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.

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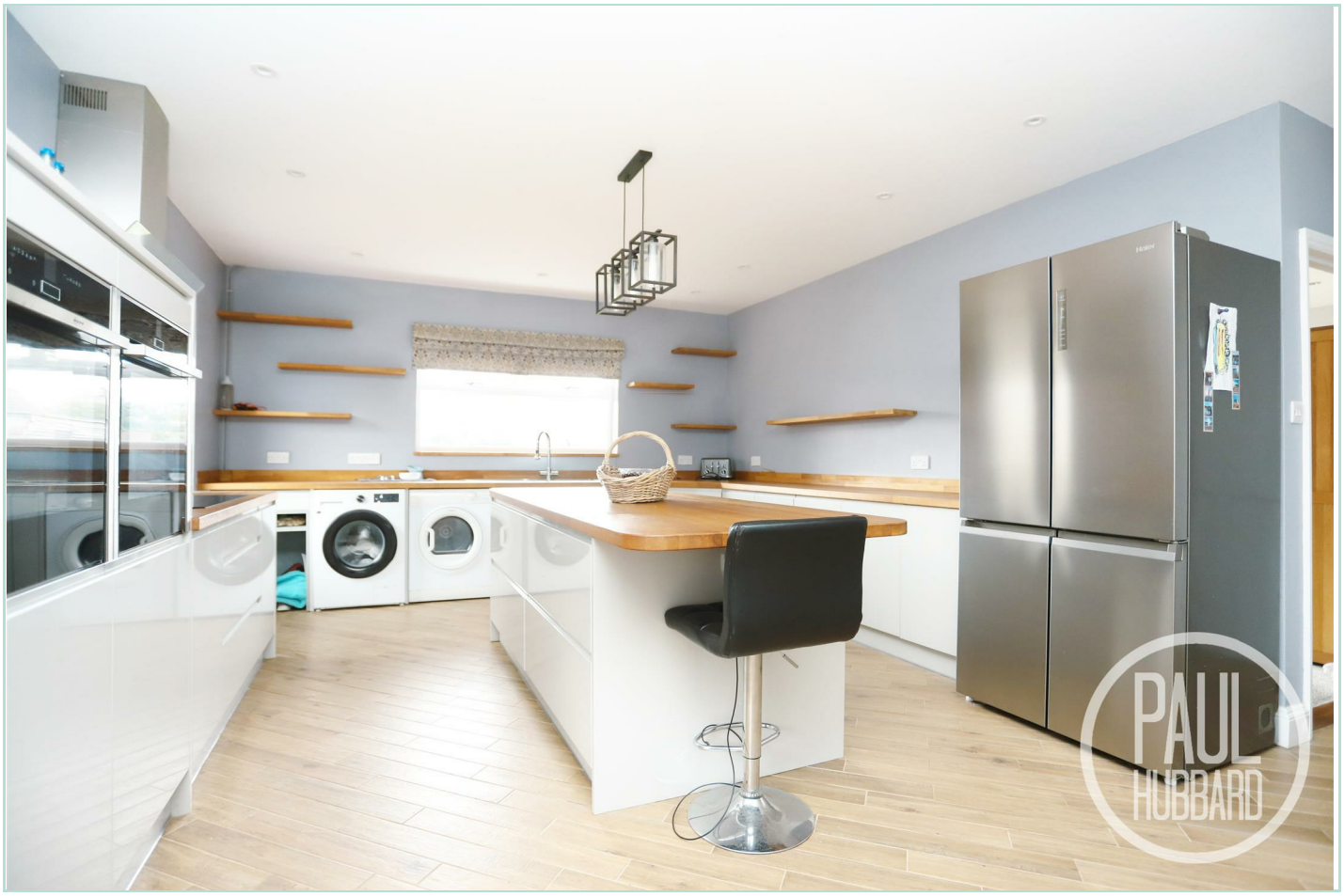
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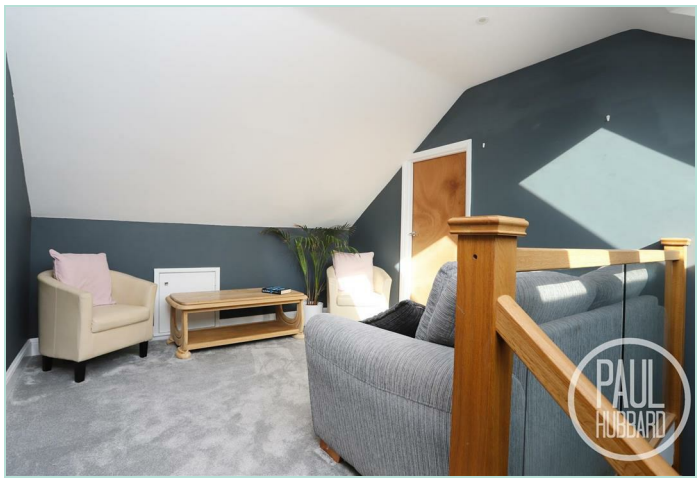
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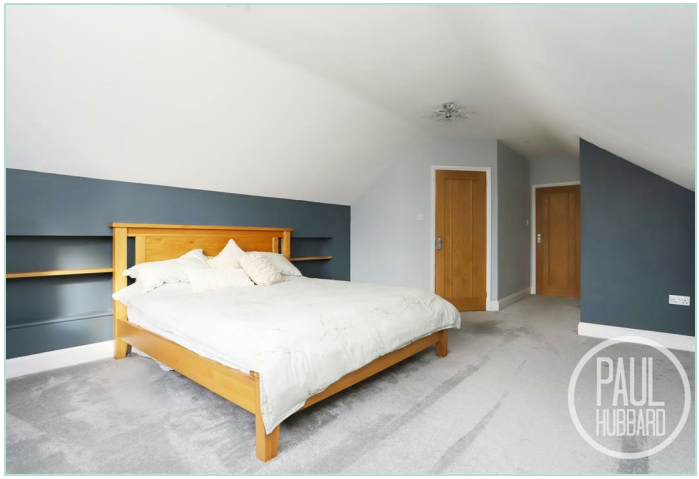
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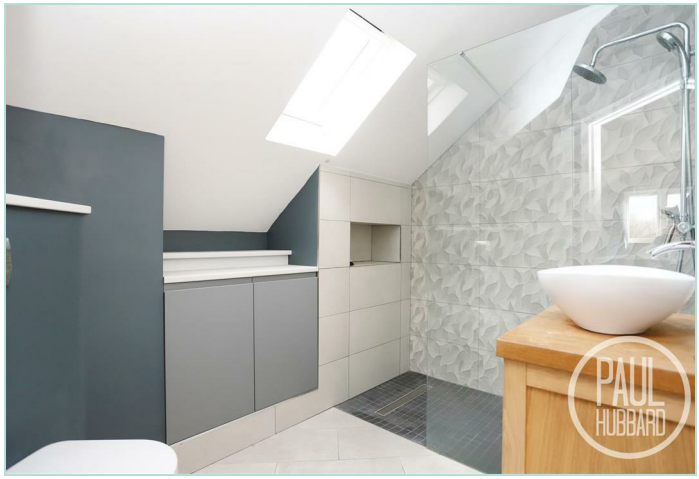
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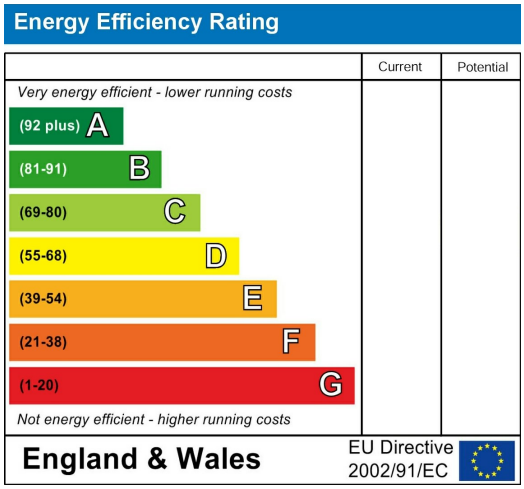
Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Local Authority: East Suffolk Council



TOTAL FLOOR AREA : 1965 sq.ft. (182.5 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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