

£245,000
Asking Price



Dell Road

Lowestoft, NR33 9NX

- Three-bedroom semi-detached house
- Spacious sitting room
- Neutral shower room
- Off-road parking for multiple vehicles
- Large rear garden with patio and lawn
- Opportunity to put your own stamp on it!
- Walking distance to local primary school
- Gas central heating
- Summer house with power
- Conveniently located close to local shops and amenities





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

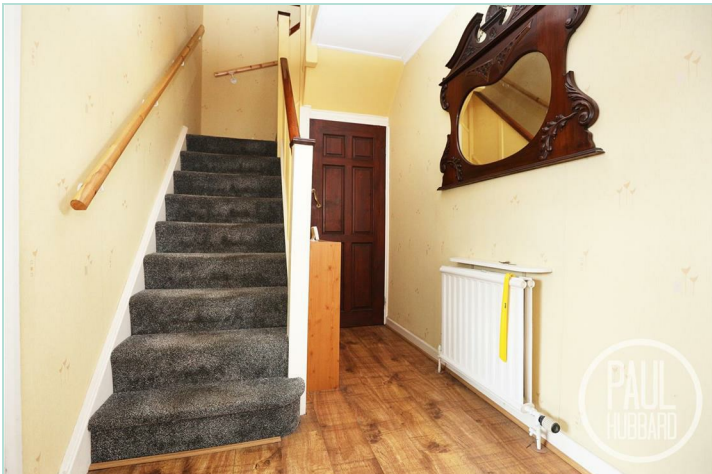
3.45m x 1.92m

Entrance door and window to the side aspect, laminate flooring throughout, a radiator, cupboard housing the electrics, stairs leading to the first floor landing and doors opening to the sitting room, kitchen/ diner and a storage cupboard.

Sitting room

4.82m x 3.39m

X2 UPVC double glazed windows to the front aspect, carpet flooring throughout, a radiator and a wood burner with brick surround.



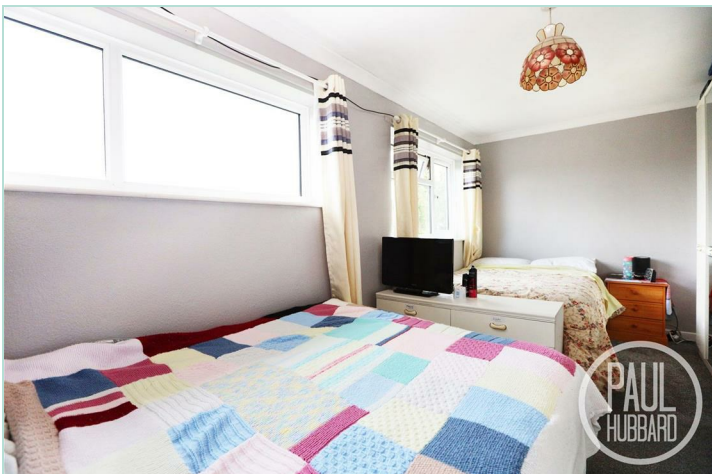
Kitchen/ Diner

4.88m x 2.66m

X2 UPVC double glazed windows to the rear aspect, vinyl flooring throughout, part tiled walls, units above and below, integrated extractor fan, spaces for a cooker and fridge/ freezer, a radiator and a door opening to the rear garden.

Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch and doors opening to the shower room, airing cupboard and bedrooms 1-3.



Bedroom 1

4.90m x 2.66m max

X2 UPVC double glazed windows to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 2

3.41m x 2.61m

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



Bedroom 3

3.41m x 2.17m

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

Shower room

1.94m x 1.68m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, tiled walls, shower within glass cubicle, pedestal wash basin, toilet and a heated towel rail.

Outside

To the front a spacious driveway provides off-road parking for multiple vehicles, with access to the garage via two doors. The frontage is enhanced by a stone area, established plants and shrubs, and decorative flower beds. Steps lead up to a welcoming storm porch.

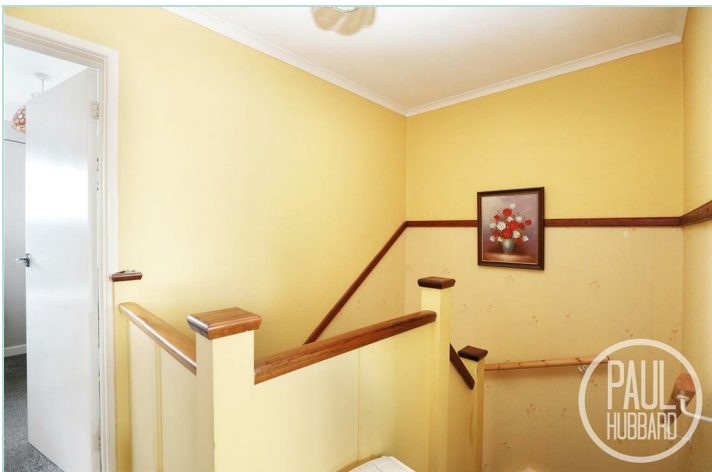
The rear garden features a laid-to-lawn area complemented by a stone section, decorative flower beds, and established trees. A patio provides the perfect spot for outdoor dining, while additional highlights include a pond, greenhouse, and summer house with power. The garden also benefits from storage sheds, a fenced surround for privacy, and direct access to the garage.

Garage (3.35m x 3.30m)

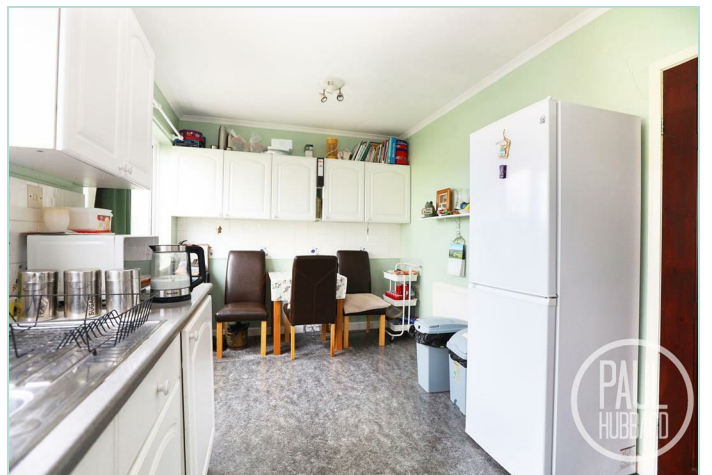
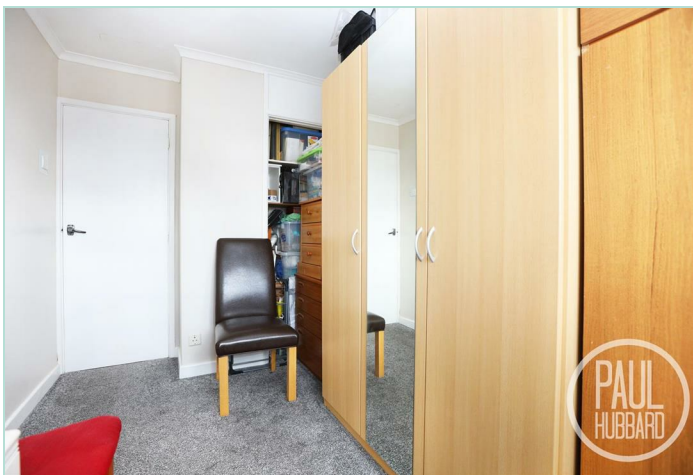
Light and power with up and over door.

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.



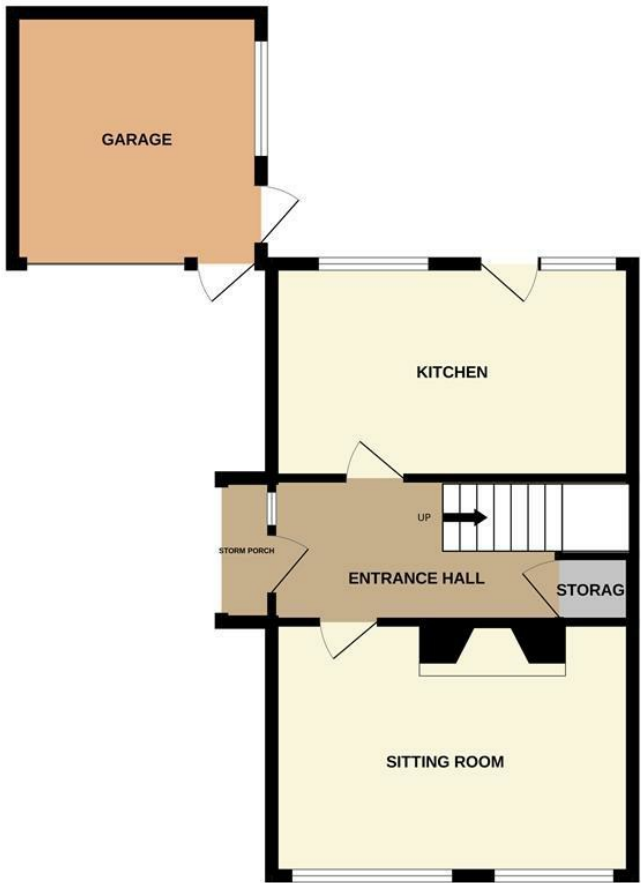




Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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