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£210,000
Asking Price

Hawthorn Avenue

Lowestoft, NR33 9BB

- Spacious end terrace home
- Modern decor throughout
- 3 separate bedrooms
- Open plan lounge/ diner
- Off road parking for multiple vehicles & a garage
- UPVC double glazing
- South facing rear garden
- Outhouse with utility room
- Gas central heating with combi boiler
- Close to local amenities, shops & schools

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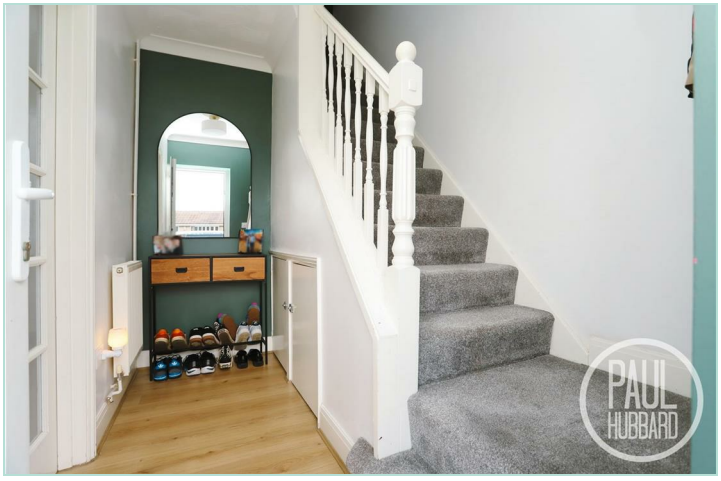


Location

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

UPVC entrance door to the front aspect, laminate flooring, stairs to the first floor, under-stair storage cupboard and a doorway opening leads through to the dining room.

Dining Room

3.67 x 2.81

Laminate flooring, UPVC double glazed window to the front aspect, radiator and a doorway opening leads through to the sitting room.

Sitting Room

3.84 x 3.69

Laminate flooring, radiator, a door opens to the kitchen and UPVC French doors opening to the rear garden.

Kitchen

3.81 max x 1.88 max

Tile flooring, units above & below, laminate work surfaces, stainless steel sink & drainer with mixer tap, radiator, built-in oven, gas hob & extractor hood, space for a fridge-freezer, a breakfast bar area with space for stools and a UPVC window & door to the rear aspect.

Stairs leading to the First Floor Landing

Fitted carpet, a spacious landing, loft access, airing cupboard (housing the gas combi boiler) and doors opening to bedrooms 1-3 and the bathroom.

Bedroom 1

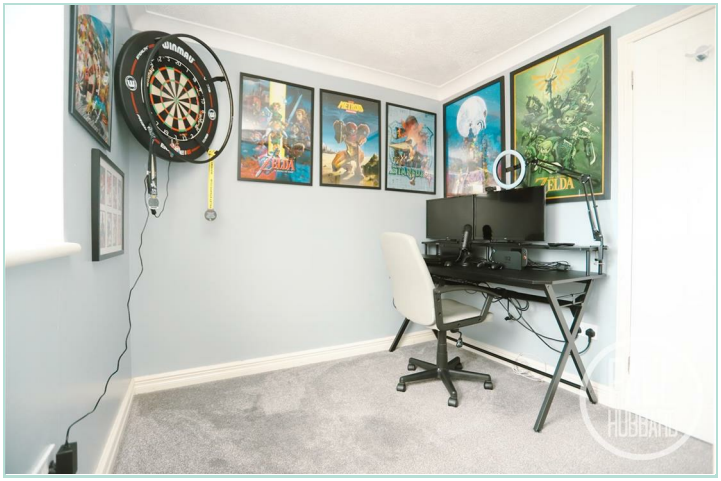
3.98 x 3.39

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

Bedroom 2

3.93 max x 3.32 max

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



Bedroom 3

2.40 x 2.33

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

Bathroom

2.33 max x 1.97 max

Tile floors & walls, UPVC double glazed obscure window to the rear aspect, heated towel rail, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains-fed shower set above.

Outside

A generously sized lawned front garden is complemented by a shingle driveway providing off-road parking for multiple vehicles and leading to the garage. The space is neatly enclosed by a combination of panel fencing and brick walling, with the main entrance door positioned at the front.

The south-facing rear garden features a well-maintained lawn and two separate raised decking areas, one covered by a pergola, both ideal for outdoor seating and entertaining. Additional benefits include an outdoor tap, pedestrian access to the garage and utility room, and a timber storage shed. The garden is fully enclosed by a brick wall surround.

Outbuilding/ Utility Room

2.71 x 1.52

A door opens to a brick built outhouse which has been utilised as a utility area, with tile flooring, lights, power, units above & below, laminate work surface, space for a washing machine & tumble dyer and a window to the side aspect.

Garage

4.08 x 2.41

A versatile space ideal for storage or parking, featuring lighting, an up-and-over door to the front, and a pedestrian access door to the rear.

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 today to arrange your free, no obligation quote.

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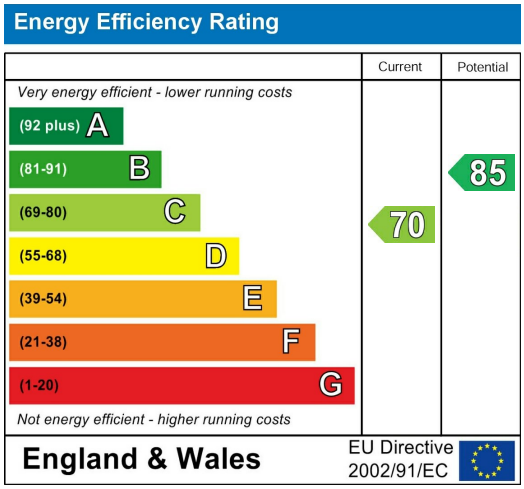
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council



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