

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

£300,000



## London Road South Suffolk, NR33 0DY

- Beautifully Presented Throughout
- 6 Separate Bedrooms - 5 Double Bedrooms
- Feature Family Bathroom
- Modern Kitchen
- Chain Free
- New Modern Worcester Boiler
- Ground Floor Shower Room
- Option For Off Road Parking To The Rear
- Close to local amenities
- Perfect family home

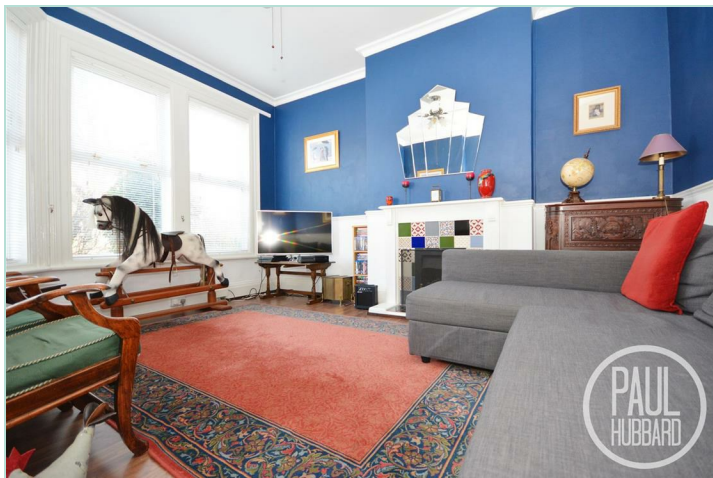


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





#### LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

#### ENTRANCE HALL

UPVC double glazed entrance door to front aspect, laminate flooring, dado rail, x2 radiators, carpet stairs leading to first floor landing, doors opening to sitting room, kitchen/breakfast room, shower room and dining room.

#### SITTING ROOM

4.5 x 3.9  
UPVC double glazed bay window to front aspect, laminate flooring, dado rail, radiator, feature fireplace.

#### KITCHEN/BREAKFAST ROOM

3.6 x 3.2  
UPVC double glazed window to rear aspect, LVT flooring, radiator, units above and below, quartz work surfaces, inset stainless steel sink with drainer, induction hob, extractor fan, integrated fridge, double oven and grill, opening to utility room and cupboard housing a gas combi boiler.

#### UTILITY ROOM

2.9 x 2.1  
x2 UPVC double glazed window to side aspect with door opening to the rear garden, LVT flooring, units with laminate work surfaces, integrated dishwasher, stainless steel sink with drainer and space a washing machine and American fridge freezer.

#### SHOWER ROOM

2.1 x 2.1  
UPVC double glazed window to side aspect, vinyl flooring, part tile walls, hand wash basin, radiator, mains fed shower enclosed within a glass cubicle.

#### DINING ROOM

5.0 x 3.2  
UPVC double glazed sliding doors to rear aspect opening into the conservatory, radiator, original wood flooring, dado rail,

#### CONSERVATORY

3.1 x 2.9  
UPVC double glazed french doors to rear aspect with windows surround opening into the garden, vinyl tile flooring.

#### STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, x2 radiators, dado rail, stairs to second floor landing, doors opening to built in storage cupboard, bathroom and bedrooms 1-4.

#### BATHROOM

3.9 x 2.2  
x3 UPVC double glazed windows to side aspect, tile flooring, tile walls, toilet, pedestal wash basin, free standing roll top bath, heated towel rail, walk-in mains fed rainfall shower with handheld attachment.

#### BEDROOM 1

4.4 x 3.3  
UPVC double glazed bay window to front aspect, carpet flooring, feature panelling, radiator, sliding doors opening to built in wardrobes, space for double bed.

#### BEDROOM 2

3.6 x 3.2  
UPVC double glazed window to rear aspect, carpet flooring, radiator, dado rail, space for double bed.

#### BEDROOM 3

4.1 x 3.2  
UPVC double glazed window to rear aspect, carpet flooring, radiator, dado rail.

#### BEDROOM 4/STUDY

3.7 x 1.6  
UPVC double glazed window to front aspect, carpet flooring, radiator, dado rail.

#### STAIRS LEADING TO SECOND FLOOR LANDING

Stained glass window to rear aspect, carpet flooring, dado rail, doors opening to bedrooms 5 and 6.

#### BEDROOM 5

3.7 x 3.5  
x2 UPVC double glazed windows to front aspect, carpet flooring, radiator, sliding doors opening to built in wardrobe, space for double bed.

#### BEDROOM 6

3.6 x 3.2  
x2 UPVC double glazed windows to rear aspect, carpet flooring, radiator, space for double bed.

#### OUTSIDE

To the front of the property a level cast iron gate opens to a concrete pathway leading up to the main entrance door and a shingle front garden with shrubs, enclosed within a level brick wall surround.

To the rear of the property a concrete courtyard leads up to a concrete pathway with shrubs and mature trees and a patio/shingle seating area which houses a timber garden shed. A pebbled area is located at the base of the garden with singular and double timber gates to allow for an off road parking 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.

