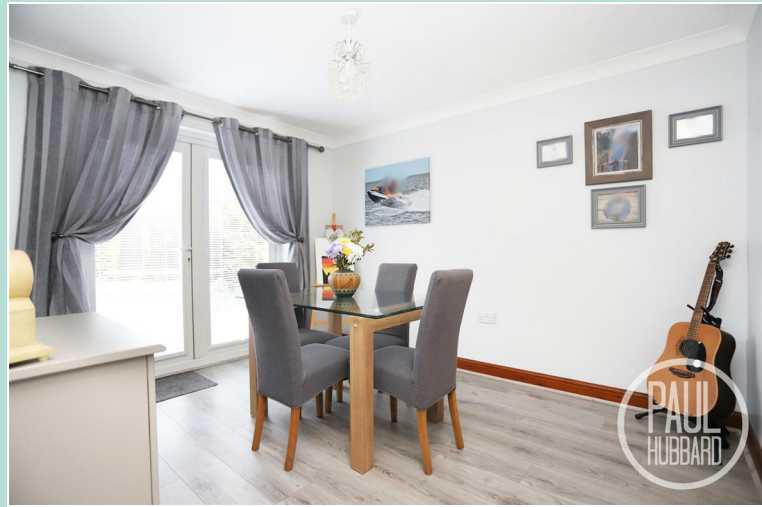


£340,000  
Asking Price



## Aspen Coppice

Park Hill, NR32 4UL

- Spacious detached family home
- Off road parking & garage
- Tucked away at the end of a cul-de-sac
- 2 Reception rooms
- Perfect property to put your own stamp on
- Ground floor cloakroom, first floor family bathroom plus an ensuite shower room
- Good size rear garden
- Gas central heating
- UPVC double glazing throughout
- Close to local amenities, shops & schools

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**PAUL  
HUBBARD**





### 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

Entrance door to the front aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the cloakroom, sitting room and kitchen.

### Cloakroom

1.94 x 0.87

UPVC double glazed obscure window to the side aspect, laminate flooring throughout, part tiled walls, a radiator, pedestal wash basin and a toilet.

### Kitchen

4.46 max x 2.80 max

UPVC double glazed window to the rear aspect, tiled flooring throughout, part tiled walls, units above and below, laminate work surfaces, sink with drainer, integrated extractor fan and hob and spaces for an oven, washing machine, tumble dryer and fridge/freezer, a radiator and doors opening to the dining room, rear garden and a pantry.

### Sitting Room

5.50 x 3.43

UPVC double glazed window to the front aspect, carpet flooring throughout, x2 radiators and doors opening to the dining room.

### Stairs leading to the First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, loft hatch and doors opening to the bathroom, airing cupboard and bedrooms 1-4.

### Bedroom 1

3.44 max x 3.60 max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a door opening to the en-suite.

### En-suite Shower Room

2.61 max x 1.46 max

UPVC double glazed obscure window to the side aspect, part tiled walls, laminate flooring throughout, pedestal wash basin, toilet, a shower within an enclosed glass cubicle and a radiator.

### Bedroom 2

3.44 x 2.49

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

### Bedroom 3

2.34 into wardrobe x 2.62

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





#### Bedroom 4

2.49 x 2.33

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and built-in wardrobes.

#### Bathroom

2.62 max x 1.97 max

UPVC double glazed obscure window to the side aspect, laminate flooring throughout, part tiled walls, pedestal wash basin, toilet, bath with shower attachment and a radiator.

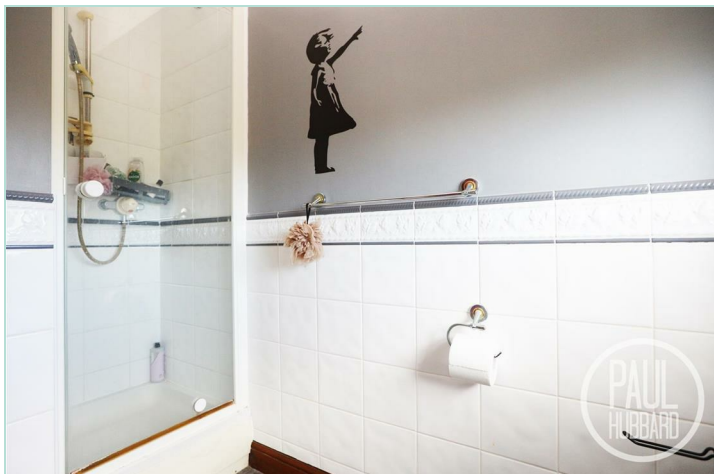
#### Outside

To the front, the property features a laid-to-lawn garden with off-road parking for multiple vehicles and access to a garage. Outdoor lighting enhances the frontage, while gated pathways on both sides provide access to the rear garden.

To the rear, the property enjoys a good size garden with a patio area, laid-to-lawn section, and gated access to the front on both sides. There is direct access to the garage, along with an outdoor entertaining bar setup and a summer house, creating an ideal space for relaxation and social gatherings.

#### Financial Services

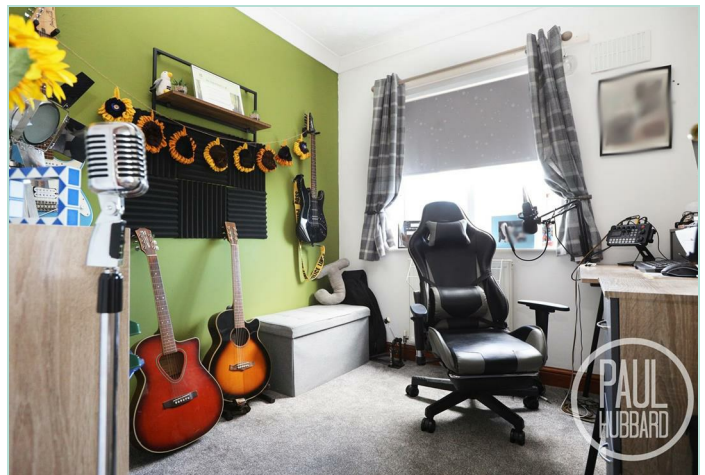
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.














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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



15 ASPEN COPPICE

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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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