



169 Clapham Road North

, Lowestoft, NR32 1RR

Asking Price £170,000



A deceptively spacious, chain-free family home with three double bedrooms across three floors. Featuring period details, gas central heating, and a bright open-plan lounge/diner flowing into a modern kitchen, utility, and garden room. The well-proportioned bathroom and third-floor bedroom add flexibility, while outside, a west-facing courtyard with raised planters, pergola, and storage shed provides a private outdoor space. Close to local shops, schools, and transport links, this home combines character, practicality, and family-friendly living.



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.

Open plan lounge/ diner

The lounge and dining areas have been opened up to create a bright, spacious, and versatile room. Which connects seamlessly to the hallway.

Lounge 15'8" x 12'2" (4.80m x 3.72m)

UPVC double glazed window & entrance door to the front aspect, vertical radiator, laminate flooring, built in media wall with electric fireplace, an opening leads through to the dining room and a doorway opening leads to the hallway.

Dining area 11'11" x 9'11" (3.64m x 3.03m)

Laminate flooring, radiator, a doorway opening leads into the hallway and a large UPVC door opens to the garden room.

Kitchen 15'5" x 8'6" (4.72m x 2.61m)

Vinyl flooring, UPVC double glazed window to the side aspect, units above & below with soft close cupboards & drawers, laminate work surfaces, under mount stainless steel & drainer with mixer tap, built-in double oven, gas hob, stainless steel extractor hood, space for a fridge/freezer, a doorway opening leads through to the lobby and a UPVC door opens into the garden room.

Rear lobby

Vinyl flooring, space for hanging coats etc, steps up to the utility room.

Utility room 5'1" x 5'1" (1.55m x 1.55m)

Vinyl flooring, UPVC double glazed window to the side aspect, spotlights, toilet, ceramic wash basin with mixer tap, laminate work surface and space beneath for appliances.

Garden room 15'8" x 6'3" (4.79m x 1.91m)

Vinyl flooring, x2 sky lights, dual aspect UPVC double glazed windows, space for any additional appliances including a tumble dryer, and x2 UPVC doors open to the lounge/diner & rear garden.

Stairs leading to the first floor landing

A split level landing with fitted carpet, a timber staircase, decorative vinyl kick boards and doors opening to the bathroom and bedrooms 1 & 3.

Bathroom 15'5" x 8'6" (4.72m x 2.61m)

A real highlight of the home, this well-proportioned bathroom offers a comfortable and practical space for everyday living. Vinyl flooring, UPVC double glazed window to the side aspect, spotlights, extractor fan, heated towel rail, gas combo boiler, toilet, wash basin set into a vanity unit with a mixer tap, part tiled walls, touch screen LED mirror, freestanding bathtub with a mixer tap and a walk-in electric shower.

Bedroom 1 16'3" x 12'5" (4.96m x 3.80m)

Fitted carpet, x2 UPVC double glazed window to the front aspect, radiator and x2 fitted wardrobes.

Bedroom 3 12'1" x 10'4" (3.69m x 3.17m)

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

Stairs leading to the third floor

Fitted carpet & a timber staircase, decorative vinyl kick boards and a sliding door opens into bedroom 2.

Bedroom 2 15'8" x 14'8" (4.78m x 4.48m)

Fitted carpet, UPVC double glazed window to the front aspect, radiator, lift access and built-in shelving.

Outside

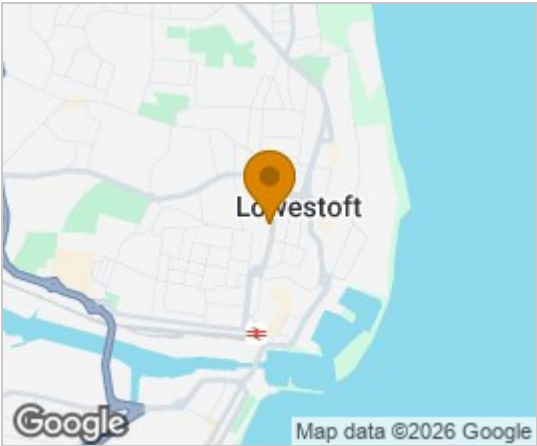
The property features a charming shingle frontage with mature plants and shrubs, a pathway leading to the main entrance, all enclosed by a brick wall.

To the rear, a west-facing courtyard offers paved slabs with shingle borders, fully stocked raised planters, an outdoor tap, a timber-frame pergola, and a timber storage shed. The space is fully enclosed by a brick wall, with gated access to the rear.

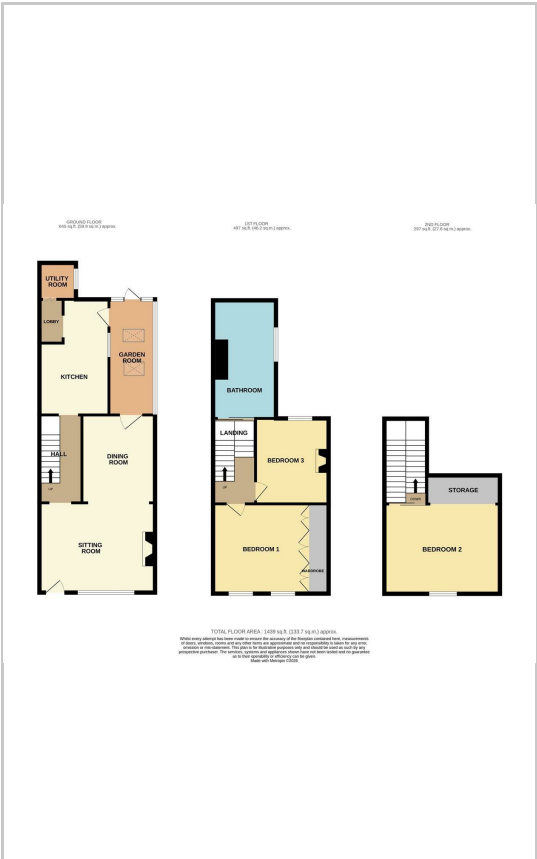
Financial Services

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.

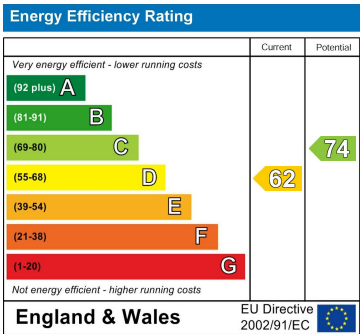
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.