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£375,000
Offers In Excess Of







Fairfield Drive

Lowestoft, NR33 8QG

- Two-bedroom detached bungalow in a sought-after location
- Spacious driveway with parking for multiple vehicles
- Garage providing additional storage or parking
- Well-presented throughout with modern décor
- Kitchen/diner offering a functional and stylish space
- Bright and airy sitting room for comfortable living
- Conservatory overlooking the rear garden
- Stylish shower/bathroom with modern fittings
- Spacious rear garden ideal for relaxation and entertaining
- Peaceful yet convenient location, close to local amenities

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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

7.34m x 1.57m

X2 UPVC double glazed obscure windows and entrance door to the side aspect, carpet flooring throughout, a radiator, doors opening to the kitchen, bathroom, sitting room, X2 storage cupboards, one of which houses the gas combi boiler and bedrooms 1-2.

Kitchen/ Diner

5.14m x 3.61m

X3 UPVC double-glazed windows to the front and side aspects, flooring consists of a mix of carpet and vinyl throughout. The walls are partially tiled, complementing the fitted units both above and below. A stainless steel sink with a drainer is installed, along with an integrated gas double oven, electric hob, and extractor fan. There are designated spaces for a washing machine and fridge. A central island unit provides additional workspace. The room also includes a radiator and a decorative brick feature. A door to the side aspect leads to the rear garden.

Bathroom

2.69m x 2.14m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, tiled walls, vanity unit with inset hand wash basin, a panelled bath with hand held shower attachment, shower within an enclosed glass cubic, a toilet and a radiator.

Sitting room

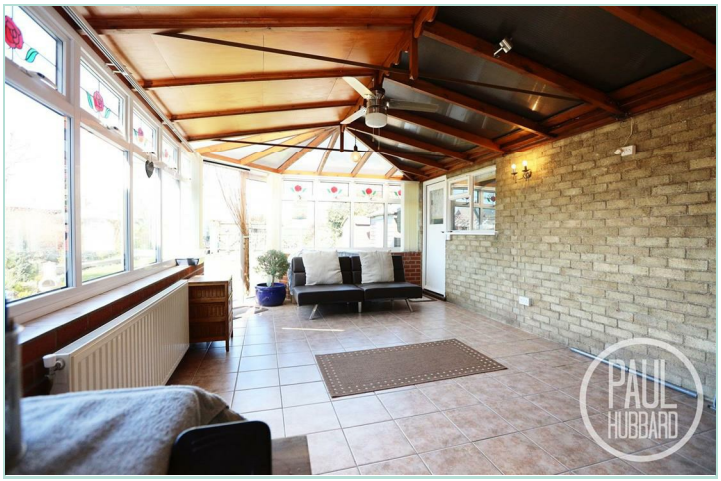
5.45m x 3.53m

UPVC double glazed window to the front aspect, carpet flooring throughout, brick built fireplace currently housing an electric fire (with scope to be opened up again), x2 radiators and French doors opening to the conservatory.

Bedroom 1

5.15m x3.65m

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









Bedroom 2

3.98m x 3.42m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and fitted wardrobes.

Conservatory

6.65m x 3.62m

UPVC double glazed windows to the side and rear aspects, tile flooring throughout, a radiator, a door opens to the garage and French doors open to rear garden.

Garage

5.88m x 2.79m

Light and power, sockets and an electric door.

Outside

To the front, the property features a gated driveway providing off-road parking for multiple vehicles, along with gated access leading to the garage entrance. A separate gated pathway leads to the entrance door, passing through a landscaped area with decorative purple slate, complemented by a variety of plants and shrubs. Additional gated access provides a seamless connection to the rear garden. Outdoor lighting enhances the space, offering both security and ambiance.

To the rear, this beautifully landscaped garden boasts a spacious patio area, a neatly laid lawn, and a variety of plants, trees, and shrubs. A pathway leads through the garden to two garden sheds and a greenhouse, with nine water butts strategically placed for sustainability. The area is fully enclosed with fencing for privacy, while a gated entrance with stone detailing provides access to the front. Outdoor lighting, a water tap, and external sockets add convenience, making this a functional and inviting outdoor 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.

Buyer AML - £42 inc VAT

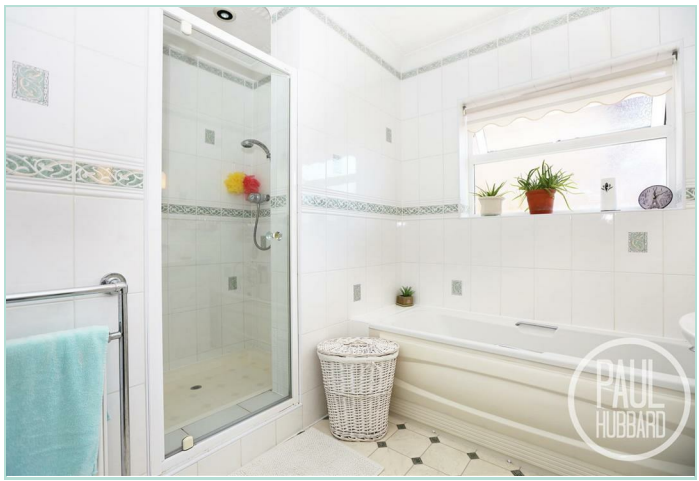
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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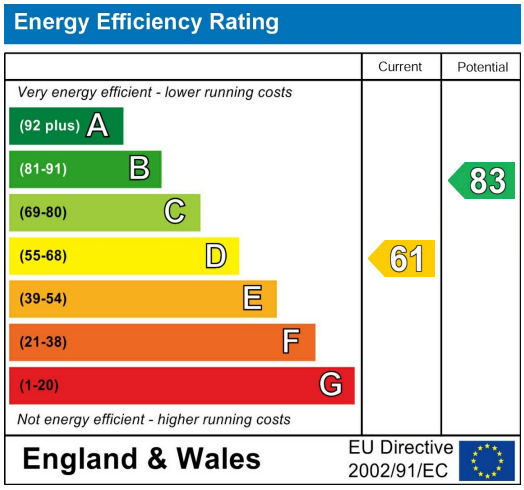








Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Local Authority: East Suffolk



FAIRFIELD DRIVE
1348 sq.ft. (125.2 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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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