

£180,000
Asking Price



Birds Lane

Lowestoft, NR33 0NP

- Deceptively spacious home
- Lounge/diner with space for a table
- Neutral décor throughout, ready to make your own
- Modern fitted kitchen with breakfast bar
- Fully enclosed rear garden
- Chain Free
- Spacious master bedroom with en-suite shower room
- UPVC double glazing throughout
- Gas central heating with combi boiler
- Close to local amenities & shops

**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.



Lounge/ diner

8.90 max x 2.54 max

UPVC entrance door & double glazed window to the front aspect, laminate flooring, x2 radiators, fireplace surround with decorative tiles, under-stair storage cupboard, consumer unit, a door opens to the stairs which leads up to the first floor landing an opening leads through to the hallway.



Inner Hallway

Laminate flooring, down lights and doors opening to the shower room & kitchen/ diner.

Shower Room

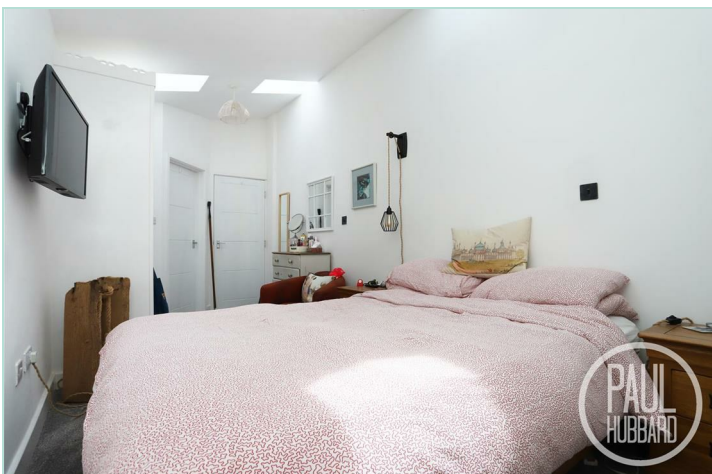
2.95 max x 1.35 max

Tile flooring, down lights, toilet, wash basin set into a vanity unit with a mixer tap, heated towel rail, touch screen mirror, tile splash backs and a mains-fed shower set into a tiled enclosure with recessed shelving & a glass door.

Kitchen/ Breakfast Room

5.60 max x 2.37 max

Tile flooring, UPVC double glazed window to the rear aspect, down lights, gas combi boiler, units above & below, laminate work surfaces, stainless steel butler block with storage, tile splash backs, inset stainless steel sink & drainer with a mixer tap, built-in double oven, electric hob & extractor hood, spaces for an American style fridge freezer, washing machine & dishwasher and UPVC French doors opening to the rear garden.





Stairs leading to the First Floor Landing

Vinyl flooring & fitted carpet, a door opens into bedroom 2 and a doorway opening leads through to the landing.

Bedroom 2

4.54 max x 2.84 max

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

Landing

Fitted carpet, radiator, storage cupboard, a door opens to the stairs which lead up to the extra reception/ bedroom and a doorway opening & steps down leads to a further hallway area.

Hallway

Fitted carpet, x2 Velux style windows and doors opening into bedroom 1 & the en-suite bathroom.

En-suite Bathroom

3.27 max x 1.39 max

Vinyl flooring, Velux style window, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap & a hand-held shower attachment set above, tile splash backs and an extractor fan.



Bedroom 1

5.84 max x 2.39 max

Fitted carpet, UPVC double glazed window to the rear aspect, x4 Velux style windows, built-in wardrobes, radiator and a door opens into the en-suite bathroom.

Stairs leading to the Second Floor

Fitted carpet, timber frame internal window to the side aspect and a door opens into the extra reception room.

Single Bedroom/ Reception Room

3.51 max x 2.50 max

With restricted head height in some areas this room has versatile uses. A single bedroom for a child, a home office, play room or crafts room. Featuring laminate flooring, Velux window, radiator and doors opening to eaves storage.







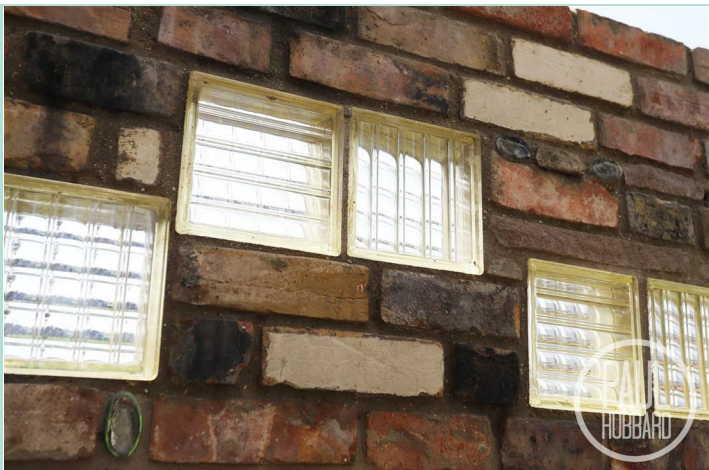
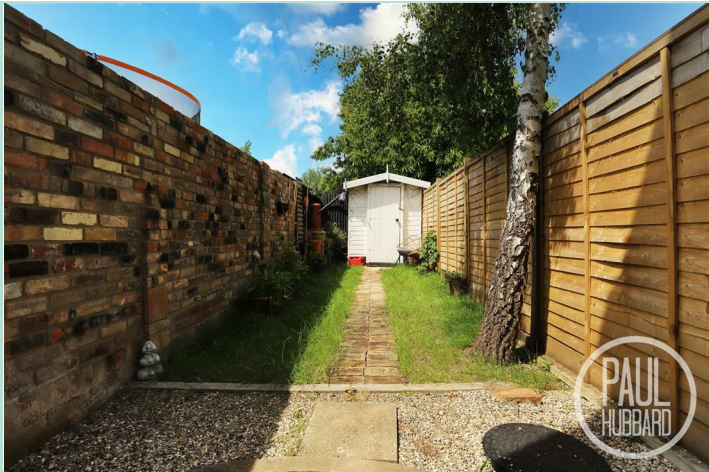
Outside

A brick weave driveway provides off-road parking for a small vehicle, enclosed by a combination of panel fencing and a brick wall surround. Features include outdoor lighting and access to the main entrance door at the front.

The rear garden features a neatly laid lawn, shingle area, and raised planters. A mature tree provides natural shade, while a timber storage shed offers a practical storage space. A unique brick wall with decorative glass insets, embedded bottles, and stone detailing adds a quirky, eye-catching feature. Additional highlights include outdoor lighting and power sockets for convenience.

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.



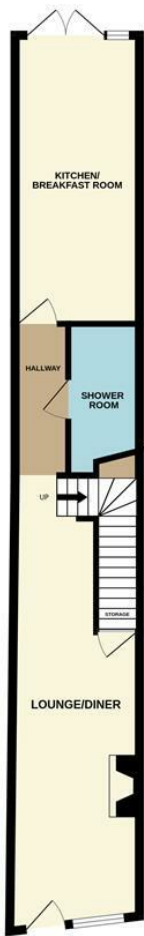




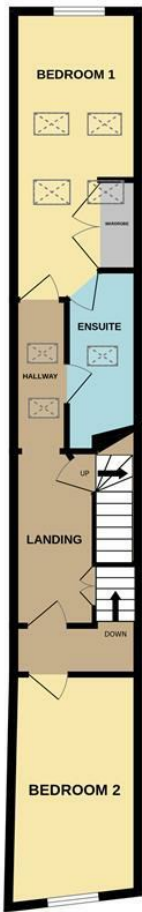
Tenure: Freehold
Council Tax Band: A
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	87
(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 

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
79 sq.ft. (7.3 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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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