

£225,000  
Offers In Excess Of



## El Alamein Road

Lowestoft, NR32 4PY

- Ideal family home
- 4 Separate bedrooms
- Ample off road parking
- Separate garage
- Opportunity to put your own stamp on it
- South facing rear garden
- External CCTV system
- Open plan kitchen/diner/snug
- Close to local amenities
- Nestled in the heart of North Lowestoft

e - [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

t - 01502 531218

**PAUL  
HUBBARD**



### Location

This 4 bedroom property sits in the Heart of an English Coastal Town Lowestoft, 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 tantalize 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

UPVC door and double glazed window to the side aspect, wood effect flooring throughout, radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen/diner, an under stairs storage cupboard and x2 built in cupboards- one housing the boiler and space for a washing machine.



### Sitting Room

15'1" x 10'2"

Double glazed windows to the front and side aspects, carpet flooring throughout, radiator, dado rail and a gas fireplace.

### Kitchen/Diner

15'1" x 8'2"

Double glazed window to the side aspect, wood effect laminate flooring leading up to vinyl, a radiator, part tile walls, units above and below, composite sink with drainer, extractor fan, 4 ring gas hob, integrated oven and fridge. Opening to the snug.



### Snug

11'5" x 5'6"

UPVC double glazed windows to that side and rear aspects with French doors opening into the garden, wood effect laminate flooring throughout.

### Landing

Carpet flooring throughout, loft hatch with ladder, doors opening to the bathroom and bedrooms 1-4.



### Bathroom

6'6" x 5'2"

Double glazed window to the side aspect, vinyl flooring throughout, part tile walls, radiator, toilet, pedestal wash basin and bath with handheld shower attachment and mains fed rainfall shower above.

### Bedroom 1

10'2" x 9'10" max

Double glazed window to the front aspect, carpet flooring throughout and a radiator.



### Bedroom 2

10'2" x 4'11"

Double glazed window to the side aspect, carpet flooring throughout and a radiator.

### Bedroom 3

8'2" x 8'2"

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

### Bedroom 4

8'2" x 6'10"

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



### Outside

Garage 5.8m x 2.4m)

A Separate brick built garage with up and over door to the front aspect, timber door to the light aspect, with x2 double glazed windows, light and power inside.

### 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: B  
EPC Rating: TBC  
Local Authority: East Suffolk Council



GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.1 sq.m.) approx.

TOTAL FLOOR AREA: 962 sq.ft. (89.4 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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**Paul Hubbard Estate Agents**  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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