

£360,000
Asking Price



Clovelly Rise

Lowestoft, NR32 4EN

- Finished to an extremely high standard
- Generous gated off road parking & large garage with electric door
- Brushed chrome light switches and sockets
- Oak doors, door frames & skirting boards
- Underfloor heating
- Beautifully landscaped garden with timber pergola and brick built summer house
- Bespoke hand built kitchen
- Sash windows & fitted shutters
- Recently renovated and extended
- Decorative brickwork & flat ceilings





Location

Discover your dream home 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, you'll feel like you're living in a postcard. 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, you'll have the best of both worlds: a beautiful coastal retreat with easy access to the city.



Porch

The front door opens into the porch, fitted door mat, tile flooring, built in storage bench and partially panelled walls. A decorative stained glass door opens into the hallway.

Entrance hall

Carpet flooring, underfloor heating, loft access hatch, partially panelled walls, downlights, oak doors opening into bedroom 1, bedroom 2, kitchen, storage cupboard, cloakroom, family bathroom & lounge.



Bedroom 1

4.77 x 3.63

Carpet flooring, underfloor heating, UPVC double glazed sash bay windows to the front aspect with fitted shutter blinds, down lights and built in wardrobes.

Bedroom 2

3.37 x 3.7

Carpet flooring, underfloor heating, UPVC double glazed sash window to the front aspect with fitted shutter blinds, and built in wardrobes.





Kitchen/diner/garden room

9.5 (max) x 4.44 (max)

Engineered oak hard wood flooring, underfloor heating, down lights, UPVC double glazed sash window to the side aspect. Cherry wood & partially painted units above and below oak work surfaces, feature lighting above units, large corner pantry unit with internal light, inset Neff induction hob & extractor fan, decorative beam, spaces for washing machine & dryer, integrated dishwasher, built in fan assisted Neff oven with hide and slide door, double butler ceramic sink with mixer tap, pendant lights, built in wooden plate rack and space for an American style fridge freezer. The open plan kitchen leads through to the dining room/garden room area and has a Velux window, double doors opening into the lounge, space for a table and chairs & a sofa if desired & French doors opening into the garden with fitted shutter blinds.



Cloakroom

1.6764 x 0.86

Tile flooring, underfloor heating, low level WC, wall mounted wash basin, UPVC double glazed obscure sash window to the side aspect & extractor fan.



Bathroom

3.75 x 1.99

Travertine tile flooring, underfloor heating, UPVC double glazed obscure sash window to the side aspect, fully tiled walls, downlights, suite comprises of roll top freestanding bath with mixer tap and hand held shower, wash basin set into a vanity unit with mixer tap, low level WC and heated towel rail. An opening leads to a walk in double shower with dual rainfall heads, Velux window, down lights, x2 recessed shelves set into walls.

Lounge

6.75 (max) x 3.82 (max)

Carpet flooring, underfloor heating, French doors open into the garden with fitted shutter blinds, UPVC double glazed sash window to the side aspect with fitted shutter blinds, electric log burner style fireplace with feature oak mantle & tile hearth & double doors opening into the kitchen.







Outside

This home boasts two timber gates, providing a warm and inviting entrance. A spacious driveway leads up to the garage, offering ample parking space. The decorative gable arch adorned with winding plants adds a touch of elegance to the exterior. With gated access to the rear, privacy and security are ensured. As you approach the front door, you'll be greeted by wood stepping stones, guiding you to the entrance adorned with a wooden portico. The property benefits from external lighting to the front and rear.



To the rear of the property a patio area provides space for a table & chairs & leads through a wooden pergola to a landscaped laid lawn garden. The garden is fully enclosed by a farmhouse brick wall & panel fence surround, and is bordered with decorative flower beds & plants. Wood stepping stones guide you towards a charming timber pergola, where a cosy seating area awaits. For additional versatility, a summer house provides electrics & a delightful space for hobbies or a peaceful retreat. Gated access to the rear ensures privacy & a door opening into the garage for convenience. To nurture your green thumb, a raised timber planter awaits, presenting an ideal opportunity to cultivate your own vegetables and herbs.

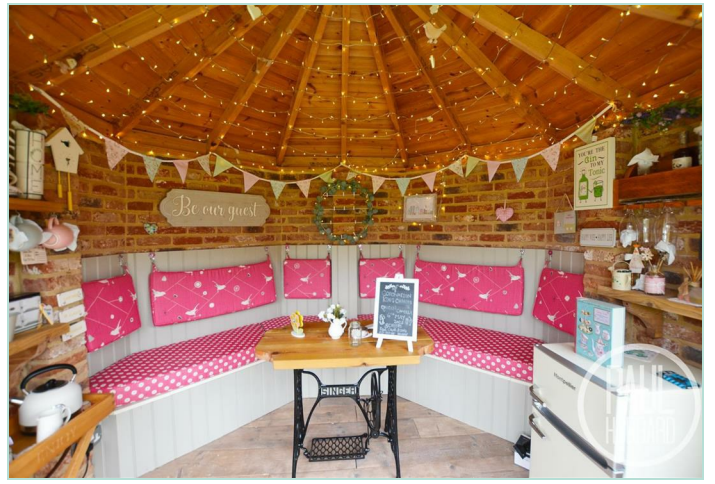


Financial services


Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for you. Why not call or email in today to arrange your free, no obligation quote.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



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 is given as to their operability or efficiency can be given.
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