

£240,000
Offers In Excess Of



Tedder Road Lowestoft, NR32 4DB

- Ideal family home
- 4 Separate bedrooms
- Off road parking for multiple vehicles
- Utility room
- Chain free
- Bathroom and shower room
- Sizable sitting room
- Open plan kitchen/diner
- Outbuilding/Garden room
- Ground floor extension to the rear

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**PAUL
HUBBARD**



Location

This 5 bedroom 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

Entrance door to the front aspect, UPVC double glazed window, wood flooring throughout, radiator, stairs to the first floor landing and door opening to the sitting room and kitchen/diner.

Sitting Room

5.1m x 4.7m

A sizeable sitting room with x2 UPVC double glazed windows to the side aspect, wood flooring throughout, radiators and door opening to the inner hallway.



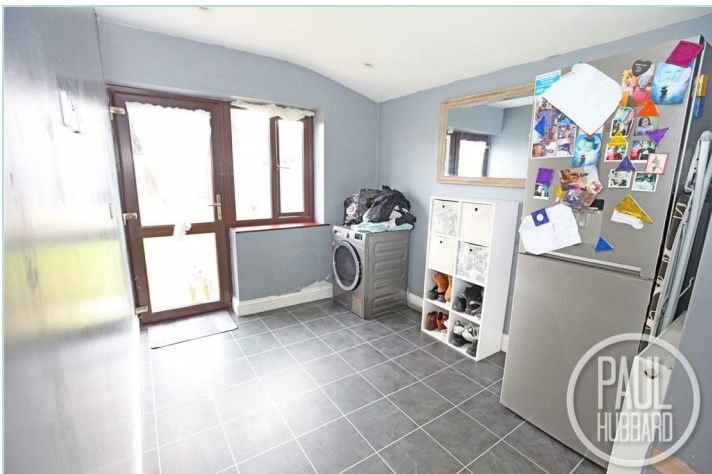
Inner Hallway

Connecting all other areas of the ground floor the inner hallway has tile flooring throughout, an opening to the utility room, kitchen/diner and doors to sitting room, bedroom 3-5 and an ideal storage cupboard.

Kitchen/Diner

5.4m max x 3.3m max

An open plan space with modern fitted kitchen which comprises of a selection of contemporary units with worktop, vinyl flooring throughout, UPVC double glazed window, radiator, inset sink and drainer, integrated appliances including a double oven, hob with extractor fan over, fridge/freezer, dishwasher and washing machine.



Utility Room

3.2m x 2.5m

A versatile space lending itself to be the utility, with tile flooring throughout, radiator, space for appliances, and UPVC double glazed window and door to the rear aspect opening into the garden.

Bedroom 4

3.1m x 2.2m

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

Bedroom 5

3.1m x 2.2m

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



Shower Room

2.6m x 1.2m

A white suite comprising of a toilet, pedestal hand wash basin, a shower cubicle, heated towel rail, tile flooring throughout and tile walls.

First Floor Landing

UPVC Double glazed window to the front aspect, carpet flooring throughout, doors opening to the bathroom, bedrooms 1-3 and a cupboard housing the gas central heating and domestic hot water combination boiler.

Bedroom 1

3.6m x 3.4m

A sizeable bedroom with UPVC double glazed window to the rear aspect, carpet flooring throughout, built in cupboard and a radiator.

Bedroom 2

4.3m x 2.2m

A double bedroom with UPVC double glazed window to the rear aspect, carpet flooring throughout, built in cupboard and a radiator.

Bedroom 3

3.3m x 1.9m

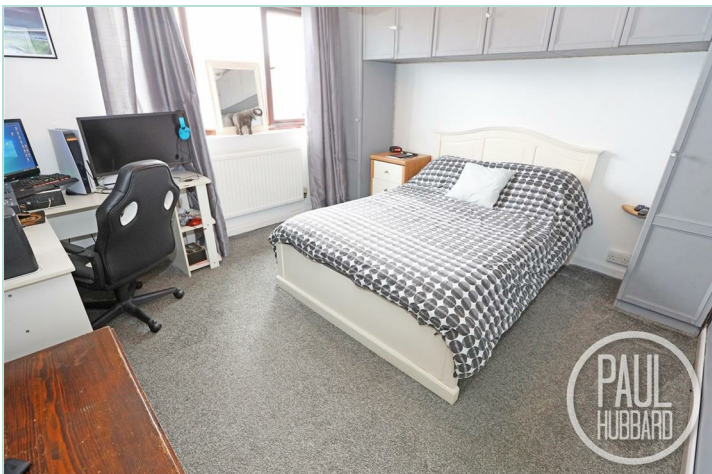
UPVC double glazed window to the rear aspect, carpet flooring throughout, built in cupboard and a radiator.



Bathroom

2.9m x 1.8m

UPVC double glazed window to the front aspect, radiator, vinyl flooring throughout and a four-piece suite comprising of a toilet, pedestal hand wash basin, shower cubicle and panelled bath.



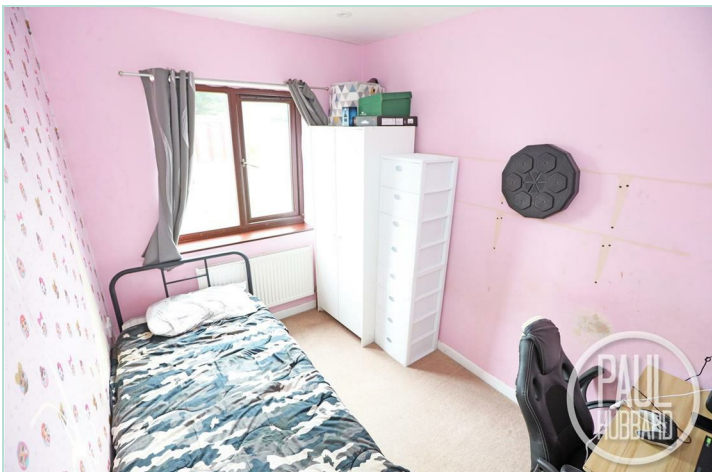
Outside

To the front of the property a low maintenance frontage offers ample off-road parking with concrete hard standing and shingle area; timber shed with UPVC double glazed door offers your external storage solution.

To the rear of the property a landscaped garden is laid to lawn with a spacious patio area offering the perfect place for alfresco dining. Timber pergola and pond offer tranquil spaces to relax and unwind while the insulated OUTBUILDING (4.0m x 3.0m) offers a versatile space however you choose to utilise, with double glazed bi-folding doors, power and light. Gated side and rear access.

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		
(81-91) B		
(69-80) C	74	82
(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



1ST 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 as to their operability or efficiency can be given.
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