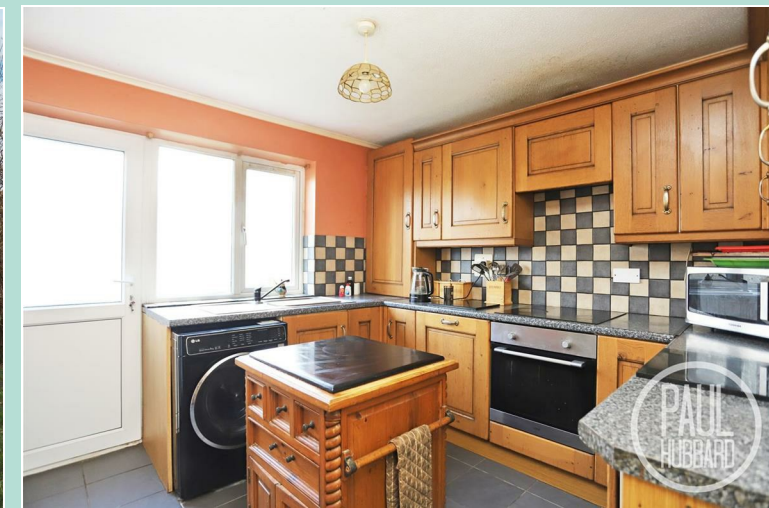


Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

£260,000
 Offers In Excess Of



Aldwyck Way Lowestoft, NR33 9JQ

- Detached family home
- 4 separate bedrooms
- Off road parking
- Garage
- Spacious lounge & separate dining room

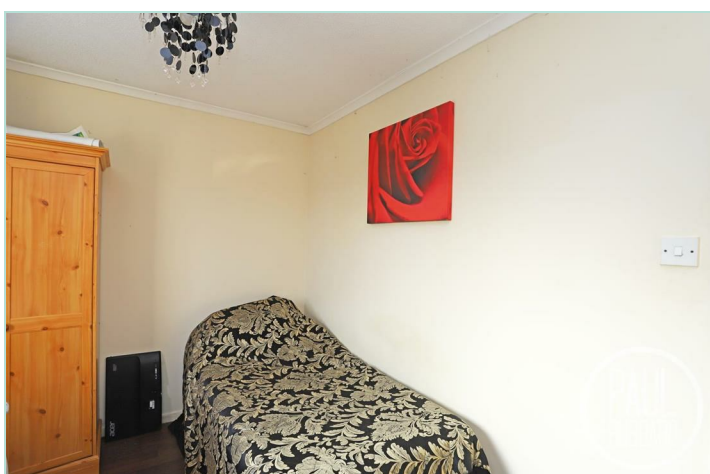
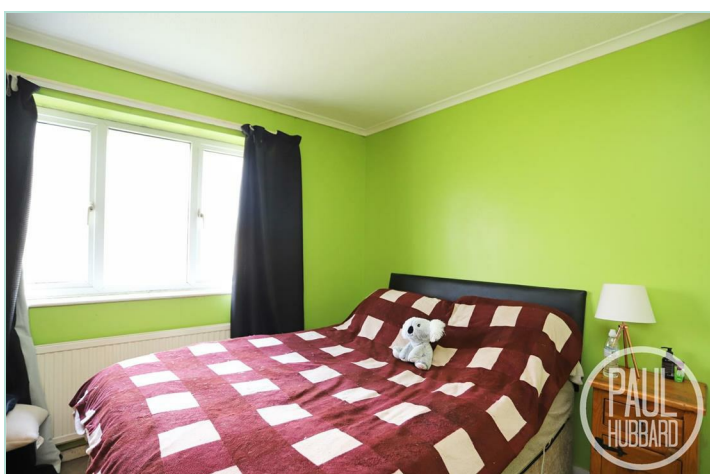
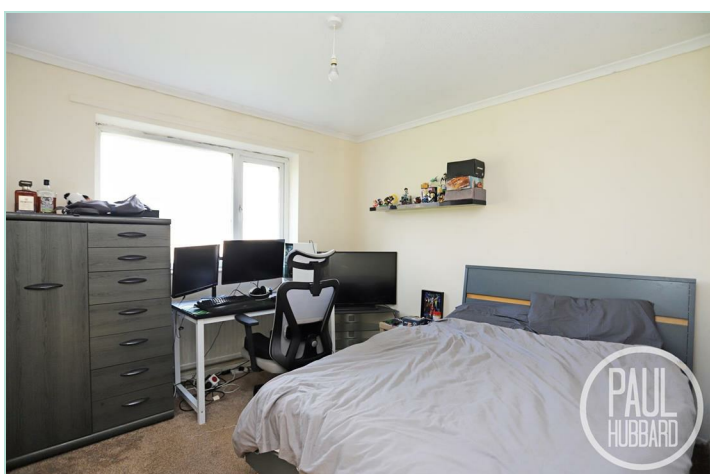
- Generous rear garden
- Conveniently located in south Lowestoft
- Perfect for customisation & making your own
- Ground floor cloakroom
- Wide entrance hall



Paul Hubbard Estate Agents
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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 and 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



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 breathtaking 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

UPVC entrance door to the side aspect, tile flooring, radiator, doors opening to the sitting room, kitchen & cloakroom and stairs leading up to the first floor landing.

Sitting room

4.59 x 3.95
Laminate flooring, UPVC double glazed window to the front aspect, radiator and a door leading through to the dining room.

Dining room

3.46 x 2.81
Laminate flooring, UPVC sliding doors lead to the rear garden, radiator and a door opens to the kitchen.

Kitchen

3.22 x 3.14
Tile flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built in oven, electric hob & extractor fan, integrated fridge & dishwasher, cupboard housing the gas combi boiler and doors open to the hallway & rear garden.

Cloakroom

1.67 x 1.09
Tile flooring, UPVC double glazed obscure window to the front aspect, part tiled walls, toilet and a wall mounted wash basin with hot & cold taps.

Stairs leading up to the first floor landing

Timber staircase leading to fitted carpet, a full size galleried landing with loft access and doors opening to bedrooms 1-4, the airing cupboard & the family bathroom.

Bedroom 1

3.55 x 3.13
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

3.15 x 3.15
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

3.55 x 2.40
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 4

3.13 x 2.40
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom

2.67 x 1.83
Timber effect vinyl flooring, UPVC double glazed obscure window to the side aspect, tiled walls, suite comprises a shower set over a panelled bath, a pedestal wash basin, a toilet and a heated towel rail.

Outside

The open-plan front garden comprises a concrete driveway, a brick-built garage (featuring an up-and-over door, power points and lighting), a laid lawn and pathway. Bordered by shrubs for increased privacy, the pathway leads to the front entrance door.

At the rear, a generously sized laid lawn & patio seating area is fully enclosed by a panel fence and brick wall surround.

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.

