

£240,000  
Guide Price



## The Street , NR32 5LR

- LARGE REAR GARDEN
- QUAIN T COTTAGE IN RURAL VILLAGE
- GARAGE AND OFF ROAD PARKING
- COUNTRY KITCHEN
- LOG BURNER
- SOUGHT AFTER AREA
- CHARACTER COTTAGE
- TWO DOUBLE BEDROOMS
- FULLY DOUBLE GLAZED
- NO ONWARD CHAIN





### Location

This property is nestled within the highly desirable village of Lound, situated approximately 4 miles southwest of the bustling seaside town of Gorleston and just 1 mile west of the A47. Surrounded by a picturesque semi-rural landscape, the village boasts a charming selection of attractions, including a welcoming public house, café and a serene village pond. For those seeking a tranquil escape, walks along footpaths to the idyllic village of Somerleyton are easily accessible, while the nearby Fritton Lake and the Norfolk broads offer ample opportunities for outdoor exploration. Furthermore, the stunning coastlines of Suffolk and Norfolk are within convenient reach, making this property a great choice for a holiday home or permanent residence.



### Entrance porch

2.21 x 0.85

UPVC entrance door & window to the front aspect, tile flooring, recessed door mat, space for storage and a door opening to the sitting room.



### Sitting room

5.03 max x 2.83

Wood flooring, UPVC double glazed window to the front aspect, radiator, multi fuel burner, under stair storage cupboard, stairs lead up to the first floor landing and an archway opening leads through to the dining room, seamlessly integrating both rooms.



### Dining room

3.03 x 2.42

Wood flooring, UPVC double glazed window to the rear aspect, electric radiator and an archway opening leading through to the kitchen.

### Kitchen

4.86 max x 2.86 max

Tile flooring, UPVC double glazed window to the rear aspect, units above & below, laminate & oak work surfaces, tile splash backs, butler sink & mixer tap, built in oven, electric hob & extractor hood. spaces for a Rangemaster style oven, dishwasher, fridge freezer & washing machine, a door opens out to the rear garden.

### Stairs lead to the first floor landing

Fitted carpet, radiator, loft access and doors opening to bedrooms 1-2 & the bathroom.



### Bedroom 1

4.02 max x 2.93 max

Laminate flooring, UPVC double glazed window to the front aspect, radiator and a built in storage cupboard.

### Bedroom 2

2.54 x 2.48

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

### Bathroom

2.53 max x 2.4 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, extractor fan with light, radiator, fitted airing cupboard, tile splash backs, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with hot & cold taps and a mains-fed shower above.



### Outside

At the front, a mature garden with plants and shrubs features a pathway leading to the main entrance door, bordered by a fence on the side.

Outside the rear door a shingle area provides space for a table & chairs if desired. There is shared access with the neighbouring property to the rear gardens, this gated access opens to an expansive lawn area bordered by mature plants and shrubs, creating a private and serene space for relaxation or entertaining. The garden also includes a brick-built garage (a shared access driveway leads to the garage), a patio area, outdoor lighting and two timber sheds for ample storage. A paved area provides the perfect spot for a table & chairs, or a bench.



### Agent note

Should you require additional information regarding the rights of way at the rear, please contact our office.

### 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: E  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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