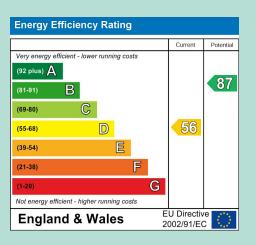
www.paulhubbardonline.com

Tenure: Freehold Council Tax Band: B EPC Rating: D

Local Authority: East Suffolk Council





Paul Hubbard Estate Agents 178-180 London Road South Lowestoft Suffolk NR33 OBB

Contact Us www.paulhubbardonline.com 01502 531218 Agents Note: Whilst every care has been taken to prepart these sales particulars, they are for guidance purposes only. All measurements are approximate are 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







# Westwood Avenue Lowestoft, NR33 9RH

- Well presented semi-detached bungalow
- Chain free
- Sought after location
- Close to local amenities, shops & schools
- Gas central heating

- Spacious lounge/dinε
- 2 hedrooms
- Modern décor throughout
- Off road parking for multiple vehicles
- South-West facing rear garder



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#### 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, LVT flooring, radiator, loft access and doors opening to all internal rooms.

## Lounge/diner

#### 5.14 x 3.14

Fitted carpet, UPVC double glazed window to the front aspect and x2 radiators.

#### Kitchen

#### 2.85 max x 2.75 max

LVT flooring, x2 UPVC double glazed windows to the front & side aspect, built-in airing cupboard (housing gas combi boiler), units below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & stainless steel extractor hood, integrated fridge-freezer and space for a washing machine.

## Bedroom 1

#### 3.83 x 3.14

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

## Bedroom 2/ Home office

### 2.76 x 2.77

A versatile space originally designed as a second bedroom but perfect for use an extra reception room if desired. Features, LVT flooring, radiator and UPVC double glazed French doors opening to the rear garden.

### Shower room

### 1.95 x 1.75

LVT flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan with light, aqua board wall panels, suite comprises a toilet & wash basin with a mixer tap set into a vanity unit and a mainsfed shower set into a cubicle enclosure.

# Outside

The front garden is designed for ease of maintenance, featuring artificial grass complemented by borders filled with plants, shrubs and decorative shingle. A spacious driveway offers off-road parking for multiple vehicles and leads to the main entrance at the side, which is conveniently sheltered by a storm porch. The property also includes an outdoor tap and gated side access to the rear garden.

The South-West facing rear garden is thoughtfully designed for low maintenance, with artificial grass and borders filled with trees and shrubs. A patio area provides an ideal space for outdoor seating, surrounded by decorative shingle borders. A pedestrian path leads to a hardstanding area, complete with a large shed for additional outdoor storage. Gated access is also available at the rear.

### 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.







