

£475,000
Offers Over



Harrier Drive

Lowestoft, NR33 9PQ

- Detached family home
- Five bedrooms
- Garage with off road parking for multiple vehicles
- Master bedroom with en-suite
- South-East facing garden
- Ground floor WC and 1st floor Bathroom
- Well presented throughout!
- Utility room
- Separate sitting room and dining room
- Situated in a cul de sac





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 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, laminate flooring throughout, radiator, stairs leading to the first floor landing and doors opening to the WC, kitchen, sitting room and a storage cupboard.

WC

1.87m x 1.06m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, part tiled walls, a radiator and an integrated vanity unit with an inset hand wash basin and a toilet.

Sitting room

5.62m x 4.36m

UPVC double glazed window to the front aspect, laminate flooring throughout, electric feature fireplace, X2 radiators and French doors opening to the dining room.

Dining room

3.42m x 3.40m

UPVC double glazed French doors to the rear aspect, laminate flooring throughout, a radiator and a door opens to the kitchen.

Kitchen

4.00m x 3.27m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, units above and below, part tiled walls, laminate work surfaces, stainless steel sink with drainer, extractor fan, space for an oven, integrated fridge/ freezer, dishwasher, a radiator and a door opens to the utility room.

Utility room

3.29m x 1.81m

UPVC double glazed window to the rear aspect and a door leads to the rear garden, vinyl flooring throughout, part tiled walls, base units, laminate work surfaces, stainless steel sink with drainer, space for a washing machine, tumbler dryer, a radiator and a door opens to the garage.

Stairs leading to the first floor landing

Carpet flooring throughout, radiator, loft access, doors opening to a bathroom, storage cupboard and bedrooms 1-5.

Bedroom 1

5.17m x 3.30m

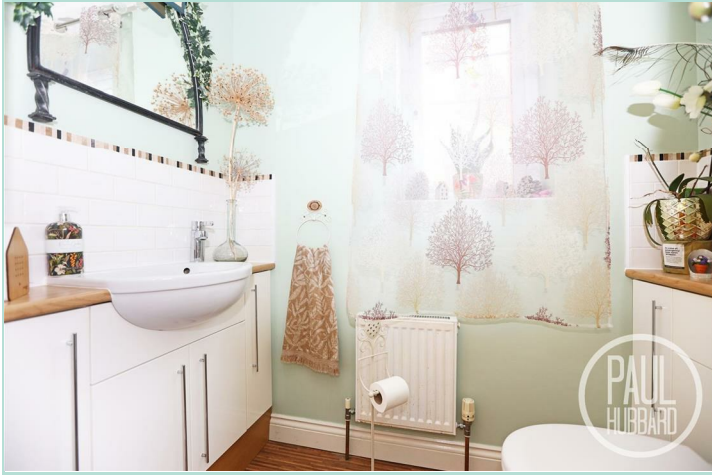
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, space for a double bed and a door opens to the en-suite.

En-suite

3.29m x 2.41m

UPVC double glazed obscure sky light, vinyl flooring throughout, shower within an enclosed glass cubicle and an integrated vanity unit with an inset hand wash basin and a toilet.





Bedroom 2

3.87m x 3.41m

UPVC double glazed window to the rear aspect, carpet flooring throughout, space for a double bed and a radiator.

Bedroom 3

3.87m x 3.57m

UPVC double glazed window to the front aspect, carpet flooring throughout, space for a double bed and a radiator.

Bedroom 4

2.88m x 2.87m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a door opens to a storage cupboard.

Bedroom 5/Study

2.87m x 2.65m

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



Bathroom

2.79m x 1.96m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, part tiled walls, heated towel rail, shower within an enclosed glass cubicle, a bath and an integrated vanity unit with an inset hand wash basin and a toilet.

Outside

The front of the property features a paved driveway providing off-road parking for multiple vehicles, alongside a slate area and a pathway leading to the main entrance door. The well-maintained frontage includes a laid lawn with plants and shrubs, adding to the property's curb appeal. Gated side access leads to the private rear garden, with additional access to the garage.



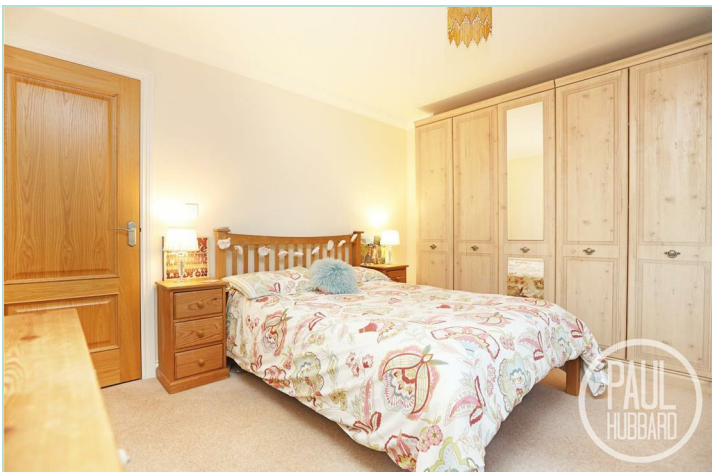
The south-east facing rear garden offers a private and tranquil space, featuring a patio area ideal for outdoor dining. The garden is enclosed by a fence surround and includes a laid lawn bordered by mature trees, plants, and shrubs. Additional features include a summer house, a garden shed, and gated access to the front of the property.

Garage

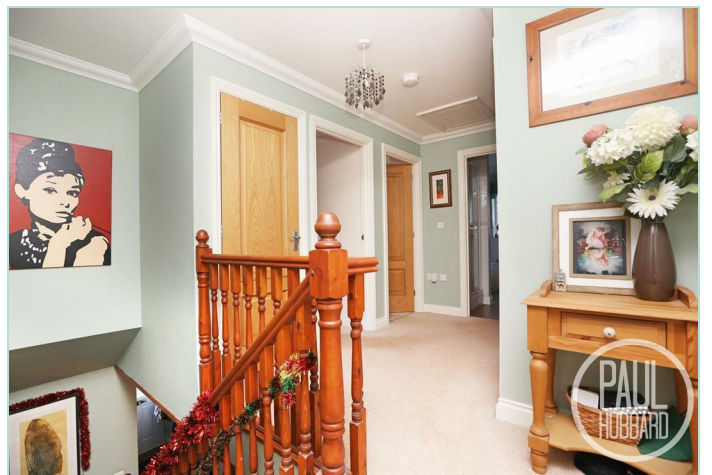
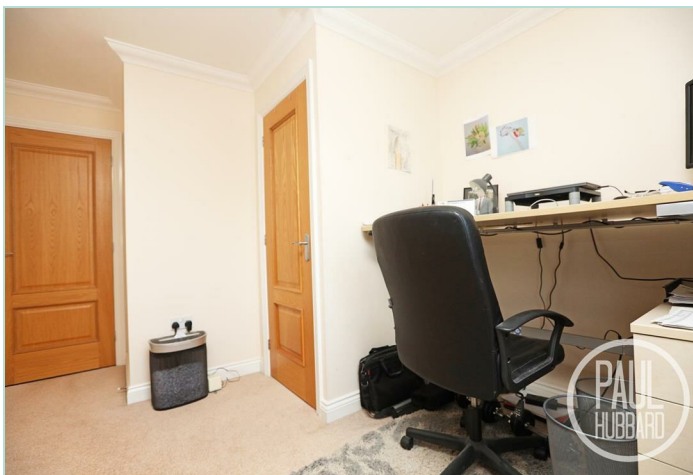
Light and power with up and over door.

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: E
EPC Rating: C TBC
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 1868 sq.ft. (173.6 sq.m.) approx.
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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