

Tenure: Freehold
Council Tax Band: A
EPC Rating: 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		
England & Wales	EU Directive 2002/91/EC	

£160,000
Asking Price



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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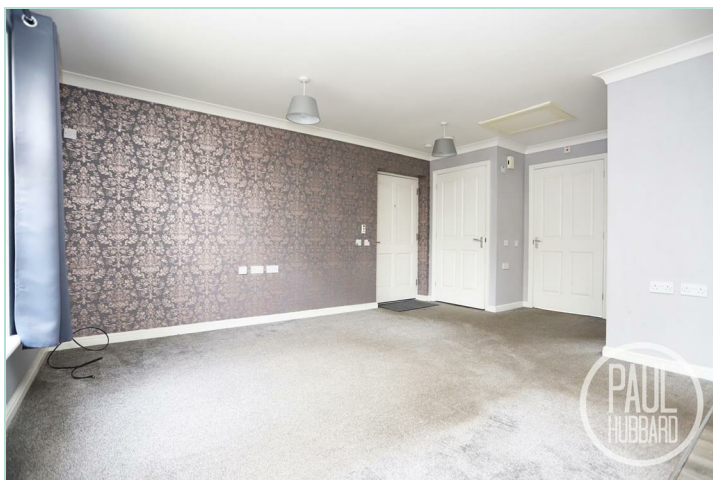
Rotterdam Road Suffolk, NR32 2QD

- Semi-detached bungalow
- Generously sized double bedroom
- Offered chain-free
- Off road parking for multiple vehicles
- Accessible and disability-friendly layout
- Gas combi boiler with full underfloor heating
- Private, fully enclosed rear garden
- Modern open-plan living area
- Bright and spacious wet room
- Close to local shops and amenities

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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 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.

Main Living Space

6.76 max x 5.55 max

The main living area features a spacious, open-plan lounge and kitchen, offering ample room for a seating area as well as a dining table and chairs. The layout is modern and thoughtfully designed for both comfort and functionality.

Lounge/ Diner

Fitted carpet, UPVC double glazed window to the front aspect, storage cupboard (housing the consumer unit & gas combi boiler), underfloor heating, loft access, doors opening to the bedroom & wet room and the lounge is open to the kitchen.

Kitchen

Vinyl flooring, UPVC double glazed window to the front aspect, underfloor heating, units above & below, laminate work surfaces, tile splash backs, built-in oven, ceramic hob, extractor fan, inset stainless steel sink & drainer with mixer tap and spaces for a fridge freezer, washing machine & dishwasher.

Bedroom

4.16 x 3.72

Fitted carpet, UPVC double glazed window to the rear aspect, underfloor heating, a door opens into the wet room and a UPVC door out to the rear garden.

Wet Room

2.89 x 2.43

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, under floor heating, extractor fan, toilet, electric shower, tile splash back and jack & jill doors to the bedroom & main living space.



Outside

To the front, a lawned area is enclosed by a gate and fence, with a pathway running along the side of the property providing access to the main entrance and rear garden.

The rear garden is fully enclosed and offers a low-maintenance outdoor space, complete with artificial lawn, a pathway leading to gated access, a timber storage shed and an outdoor tap.

Agent note

This property has been designed with wider doors throughout accommodating for wheel chair 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.

