

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

HOMEFIELD AVENUE



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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£220,000  
Asking Price



## Homefield Avenue

Lowestoft, NR33 9BT

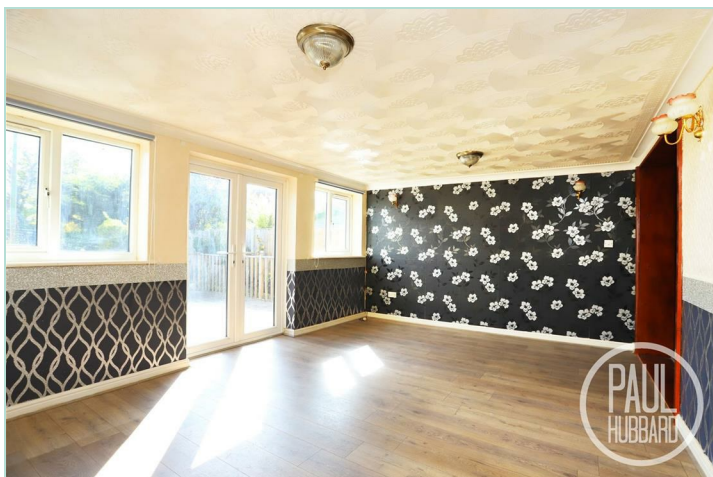
- Bay-fronted detached bungalow
- 2 double bedrooms
- Open plan lounge/ diner
- South facing rear garden
- Chain free
- A perfect project for customising and making your own
- Off road parking for multiple vehicles
- Conveniently located for local shops & amenities
- Gas central heating
- UPVC double glazing

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### Porch

UPVC entrance door to the front aspect, UPVC double glazed window to the side aspect, fitted door mat and a door opens into the entrance hall.

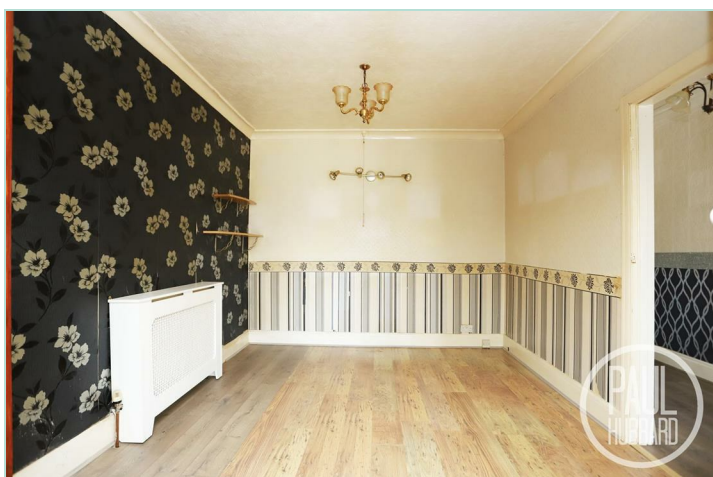
### Entrance Hall

Laminate flooring, radiator and doors opening to bedrooms 1 & 2 and through to a further hallway.

### Bedroom 1

2.14 max into bay x 3.26

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator, ceiling fan with light, x2 fitted cupboards and an electric fireplace.



### Bedroom 2

3.56 x 3.24

Fitted carpet, UPVC double glazed window to the front aspect, ceiling fan with light and a radiator.

### Hallway

Laminate flooring, loft access and doors opening to the dining room & bathroom.

### Bathroom

3.12 x 1.80

Fitted carpet, feature internal window, radiator, extractor fan, tiled walls, toilet, pedestal wash basin with hot & cold taps, a corner bath tub with a mixer tap & a hand-held shower attachment, a separate electric shower set into a cubicle enclosure, a built-in cupboard housing the water cylinder and a door opens into the storage room.



### Storage Room

Tile flooring, UPVC double glazed obscure window to the side aspect, consumer unit, gas meter and built-in shelving.

### Dining Room

3.34 x 3.01

Laminate flooring, radiator and an opening seamlessly connects the sitting room.



### Sitting Room

4.77 x 3.60

Laminate flooring, x2 UPVC double glazed windows to the rear aspect, radiator, feature internal window to the front aspect and doors open into the kitchen & study.

### Kitchen

4.37 x 2.52

Carpet flooring, x2 UPVC double glazed windows to the side aspect, tiled walls, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, gas boiler, spaces for an oven, fridge-freezer & washing machine and a built-in extractor hood.

### Study

2.20 x 1.70

Fitted carpet, UPVC double glazed window to the rear aspect, laminate work surfaces and a wall-mounted units.



### Outside

The front of the property features two driveways, providing off-road parking for multiple vehicles. Double gates open onto a patio area, complemented by a pathway leading directly to the main entrance door. Attractive planted borders add a decorative touch, and there is gated access to the rear garden.

The south-facing rear garden enjoys plenty of natural sunlight and offers a laid lawn bordered by fully stocked planting beds. There are two patio areas, a decking area ideal for a table and chairs, and a summerhouse, along with four storage sheds/units. Outdoor sockets are conveniently installed. Additionally, there is a gated side area, perfect for outdoor storage bins, complete with a water tap.

### Financial Services

If you would like to know if you can afford one of these apartments 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, holiday home buyers, downsizers and relocators. Call or email in today to arrange your free, no obligation quote.

