

£295,000
Asking Price



Flixton Road

Flixton, NR32 5PB

- Semi-detached character home
- Charming period features throughout
- Two generously sized double bedrooms
- Master bedroom with en-suite shower room
- Fantastic extension potential STP
- Beautiful open views across fields
- Complete privacy to the rear
- Offered chain-free
- Desirable semi-rural setting
- Ideally located between Somerleyton & Lowestoft

**PAUL
HUBBARD**



Sitting Room

4.14 x 3.46

Exposed & painted floorboards, timber frame sash window to the front aspect, radiator, cupboard housing consumer unit, period fireplace and a door opens to the stairs & through to the dining room.

Dining Room

4.14 x 3.79

Exposed & painted floorboards, timber frame sash window to the rear aspect, radiator, period fireplace, under-stair storage cupboard (with a UPVC double glazed window to the side aspect) and a doorway opening leads through to the kitchen.



Kitchen

2.18 x 2.76

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, extractor fan, inset stainless steel sink & drainer with mixer tap, spaces for a fridge-freezer, oven & washing machine and a doorway opening leads through to the lobby.

Lobby

Tile flooring, built-in storage cupboard and doors opening to the bathroom & to outside.



Bathroom

2.30 x 1.35

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, part-tiled walls, toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps.

Stairs leading to the First Floor Landing

Exposed & painted floorboards, timber frame window to the side aspect, loft access hatch and doors opening to bedrooms 1 & 2.

Bedroom 1

4.14 x 3.87

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard and a door opens to the en-suite shower room.



Ensuite Shower Room

2.74 x 2.20

Exposed & painted floorboards, UPVC double glazed window to the side aspect, radiator, extractor fan, part-tiled walls, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.



Bedroom 2

4.14 x 3.42

Exposed & painted floorboards, timber frame sash window to the front aspect, radiator and a built-in storage cupboard.

Outside

The property sits on a generous plot, accessed via double gates that open to a spacious driveway providing ample off-road parking for multiple vehicles. A lawned front garden is enhanced by mature trees and shrubs, adding character and greenery. A pathway leads to the main entrance at the front, while another continues around the side, passing an additional lawned area and leading to a gate that opens into the rear garden.

The side and rear gardens enjoy a sunny south-west orientation and are mainly laid to lawn, bordered by mature trees for privacy and shade. The space also features a coal bunker and is fully enclosed, offering exceptional privacy and uninterrupted countryside views.

Financial Services

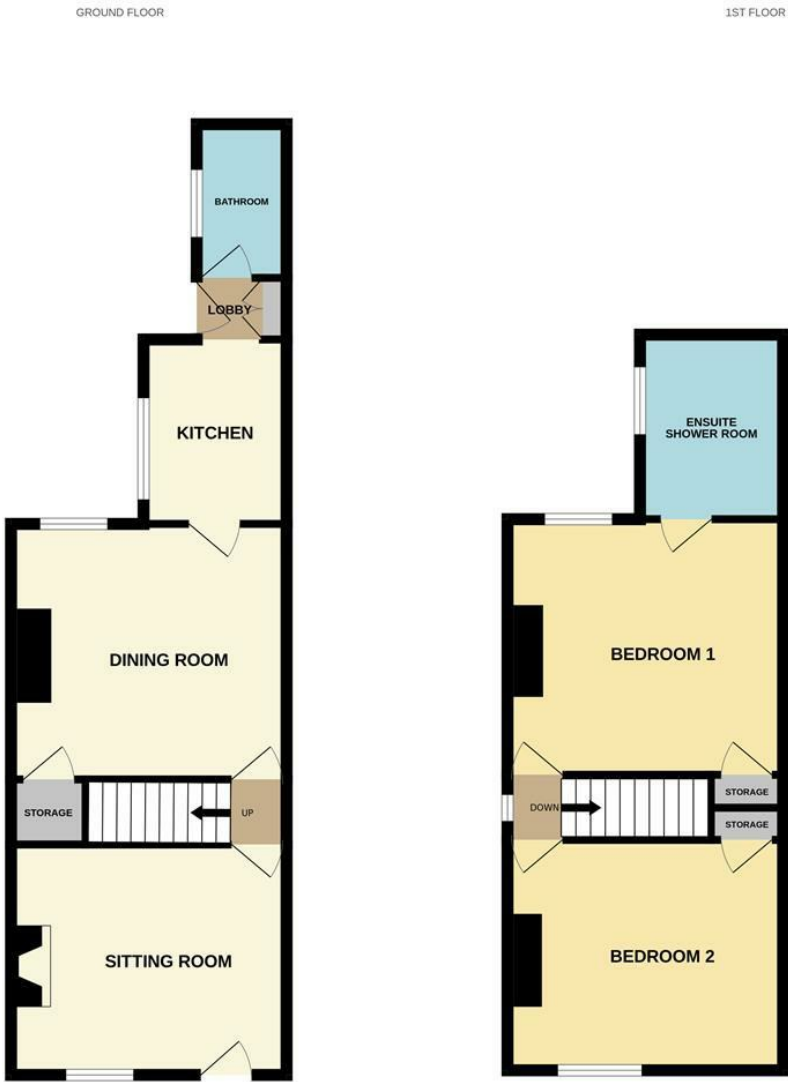
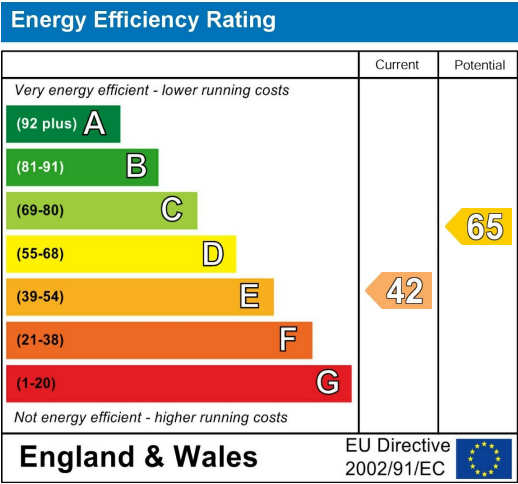
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Tenure: Freehold
 Council Tax Band: B
 EPC Rating: E
 Local Authority: East Suffolk Council



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