

£295,000  
Asking Price



## Flixton Road

Flixton, NR32 5PB

- Semi-detached character home
- Charming period features throughout
- 3 bedrooms
- Modern decor throughout
- Beautiful open views across fields
- Complete privacy to the rear
- Offered chain-free
- Desirable semi-rural setting
- Ideally located between Somerleyton & Lowestoft, combining countryside living with nearby amenities
- Space to extend STP







### Sitting Room

4.13 x 3.43

Laminate flooring, UPVC double glazed window to the front aspect, radiator, period fireplace and a door opens to the stairs & through to the dining room.

### Dining Room

4.12 x 3.78

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, period fireplace, under-stair storage cupboard (with laminate flooring, UPVC double glazed window to the side aspect & the boiler) and a doorway opening leads through to the kitchen.



### Kitchen

2.76 x 2.16

Laminate flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, 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

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



### Bathroom

2.28 x 1.52

Laminate flooring, UPVC double glazed window to the side aspect, radiator, extractor fan, part-tiled walls, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect and doors opening to bedrooms 1 & 2.

### Bedroom 1

4.13 x 3.40

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in wardrobe and a period fireplace.

### Bedroom 2

4.13 x 3.77

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in wardrobe and a period fireplace.





### Bedroom 3

2.75 x 2.20

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

### Outside

Occupying a generous plot, the property is accessed via double gates that open to a spacious driveway, providing ample off-road parking for multiple vehicles. A lawned front garden is complemented by mature trees and shrubs, creating a well-established and welcoming feel. A pathway leads to the main entrance at the front, while the garden continues around to the side and rear, offering a large lawned area also framed by mature planting.

The west-facing rear garden enjoys sun-filled afternoons and is bordered by fencing on both sides for added privacy.

### 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.



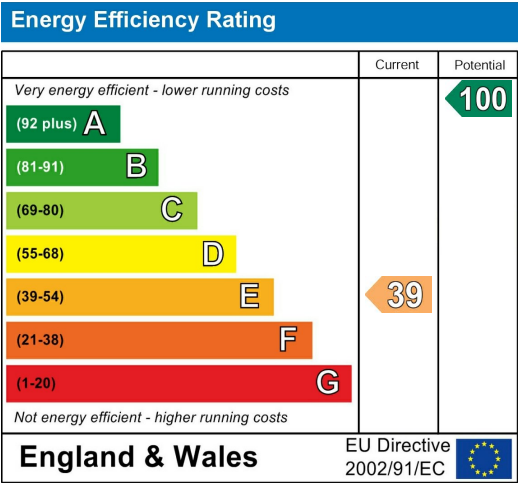








Tenure: Freehold  
Council Tax Band: E  
EPC Rating: E  
Local Authority: East Suffolk Council



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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