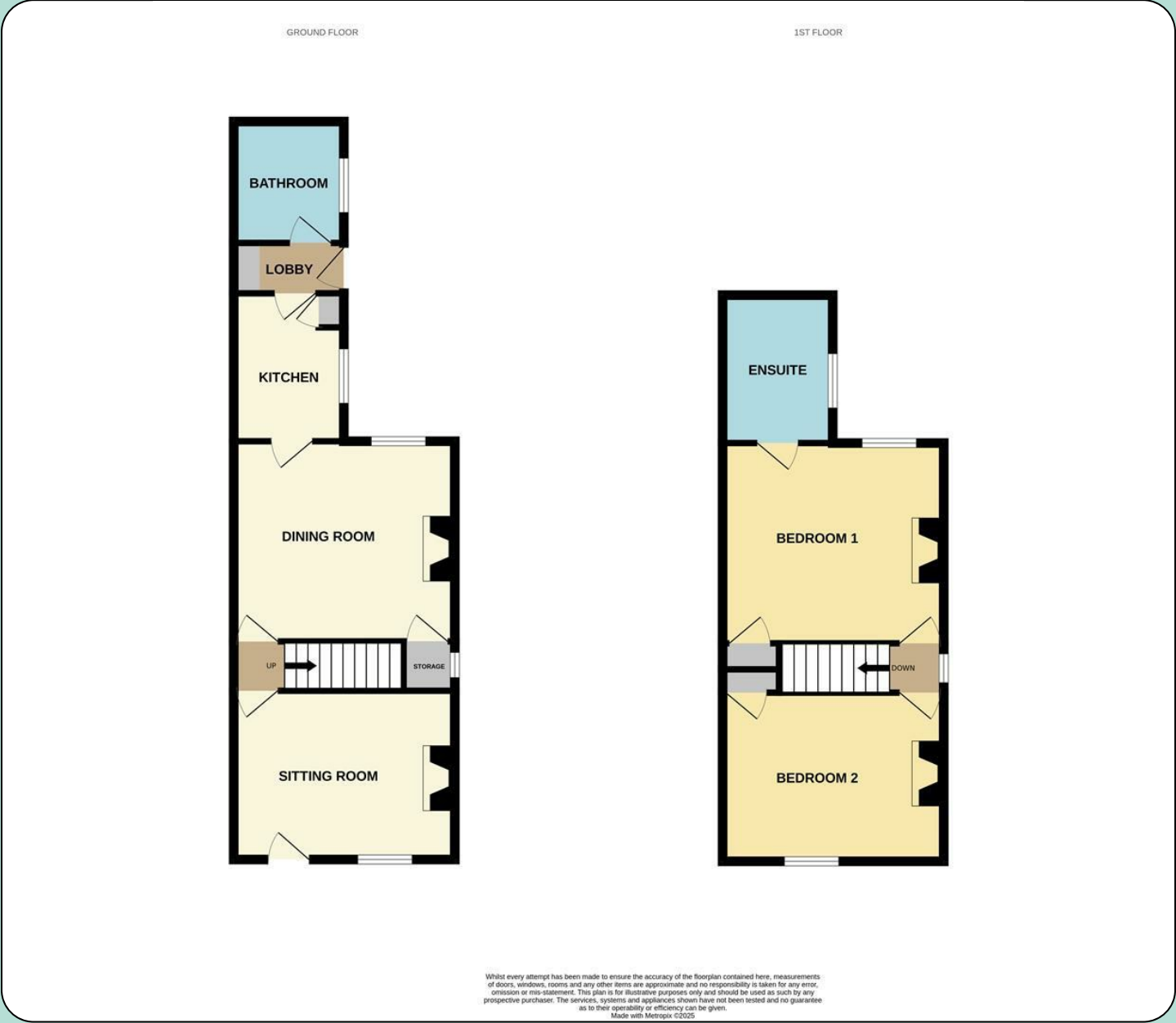


Tenure: Freehold
Council Tax Band: B
EPC Rating: E
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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

£290,000
Guide 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 potential to extend STP
- 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

e - info@paulhubbardonline.com

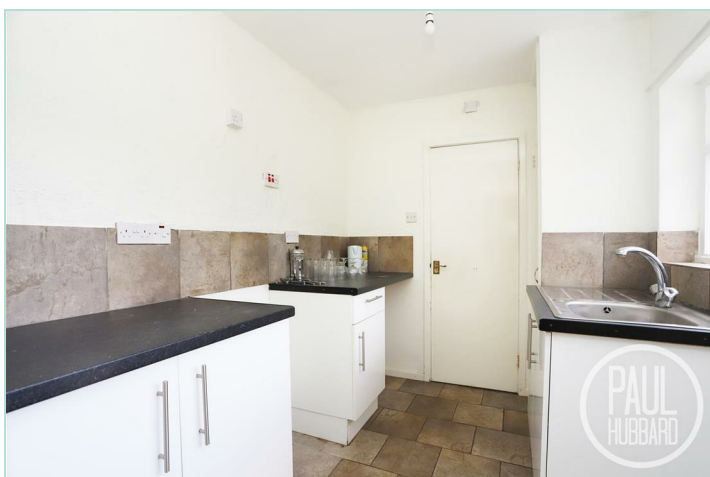
t - 01502 531218



Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Summary

This charming semi-detached character home blends period features with modern comforts, offering two generously sized double bedrooms, including a master with en-suite shower room. Set in a desirable semi-rural location between Somerleyton and Lowestoft, it enjoys beautiful open views across fields and complete privacy to the rear. The property boasts a spacious sitting and dining room, a well-appointed kitchen, and a large wraparound garden with ample off-road parking via a gated driveway. With fantastic potential to extend (STP) and offered chain-free, this home presents a rare opportunity for countryside living with convenient access to nearby amenities.

Sitting Room

4.11 x 3.15

Laminate flooring, 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

4.12 x 3.76

Laminate flooring, timber frame sash window to the rear aspect, radiator, open fireplace, under-stair storage cupboard (with a timber frame window to the side aspect) and a door opens into the kitchen.

Kitchen

2.75 x 2.08

Tile flooring, timber frame 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

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

Bathroom

2.26 x 1.72

Tile flooring, timber frame 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

Fitted carpet, timber frame window to the side aspect, loft access hatch and doors opening to bedrooms 1 & 2.

Bedroom 1

4.12 x 3.77

Exposed & painted floorboards, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard, period fireplace and a door opens to the en-suite shower room.

Ensuite Shower Room

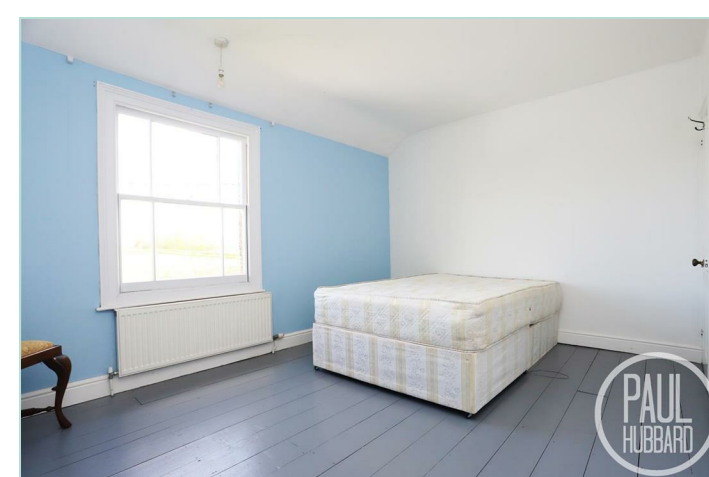
2.75 x 2.12

Exposed & painted floorboards, timber frame 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

4.12 x 3.15

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



Outside

Set on a generous plot, the property is accessed via double gates leading to a spacious shingle driveway with off-road parking for multiple vehicles. The main entrance is positioned at the front, while the garden wraps around the side and rear, offering an expansive lawn bordered by mature trees and shrubs for added privacy.

The west-facing rear garden enjoys long sunny afternoons and boasts uninterrupted views over open fields and offering exceptional 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.

