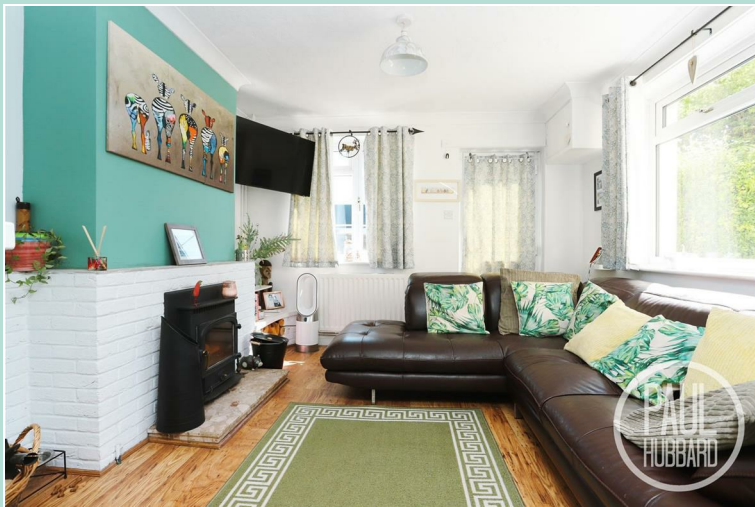


£200,000  
Offers In Excess Of



## Long Road Lowestoft, NR33 9DB

- Semi-detached home on a generous corner plot
- Bright open-plan sitting/dining room with log burner
- Modern kitchen with integrated oven and appliance space
- Two spacious double bedrooms, one with fitted wardrobes
- Contemporary shower room with three-piece suite
- Private, well-maintained wraparound garden with patio
- Timber shed and mature planted borders
- Large brick-weave driveway with off-road parking for multiple vehicles
- Convenient coastal location close to shops, schools, transport links and seafront
- Gas central heating with combi boiler





## Summary

This beautifully presented semi-detached home in Lowestoft offers a superb blend of modern living, space and coastal convenience. Set on a generous corner plot, the property features a bright open-plan sitting and dining area complete with a multi-fuel log burner, alongside a stylish fitted kitchen with integrated appliances. Upstairs are two well-proportioned double bedrooms, one with built-in wardrobes, served by a contemporary shower room. Outside, the home continues to impress with a private wraparound garden featuring a patio, lawn, mature planting and a timber shed, while a large brick-weave driveway provides ample off-road parking. Ideally located close to local amenities, schools, transport links and the seafront, this home is perfect for first-time buyers, small families or investors seeking a move-in ready property in a desirable coastal setting.

## 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.

## Sitting Room

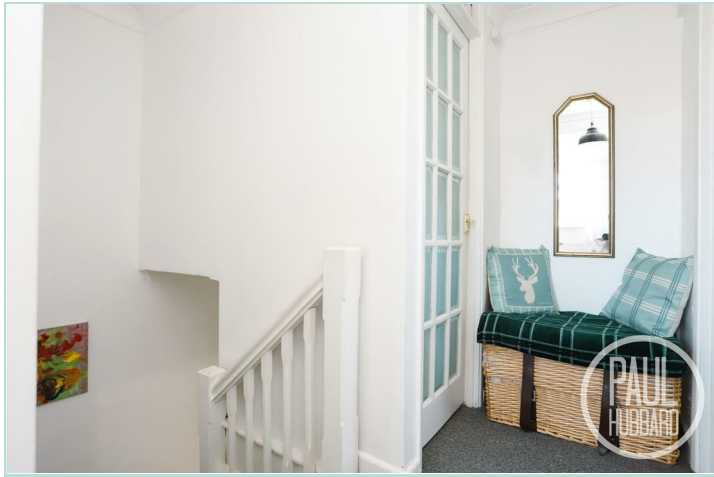
3.47 x 3.32

UPVC entrance door to the front aspect, laminate flooring, radiator, log burner, dual aspect UPVC double glazed windows and an archway opening connects the dining room.

## Dining Room

3.14 x 2.73

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, stairs to the first floor, under stair storage and a door opens to the kitchen.



### Kitchen

3.15 x 2.44

Tile flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, inset composite sink & drainer, built-in oven, electric hob & extractor hood, space for a fridge-freezer, slimline dishwasher & washing machine and a UPVC door opens to the rear garden.

### Stairs to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-2 & the shower room.



### Bedroom 1

3.46 x 3.26

Fitted carpet, UPVC double glazed window to the front aspect, x3 built in wardrobes and a radiator.

### Bedroom 2

3.05 x 2.46

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



### Shower Room

2.38 max x 1.77 max

Tiled floor & walls, UPVC double glazed obscure window to the rear aspect, heated towel rail, built-in cupboard housing the gas combi boiler, toilet, wall mounted wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

### Outside

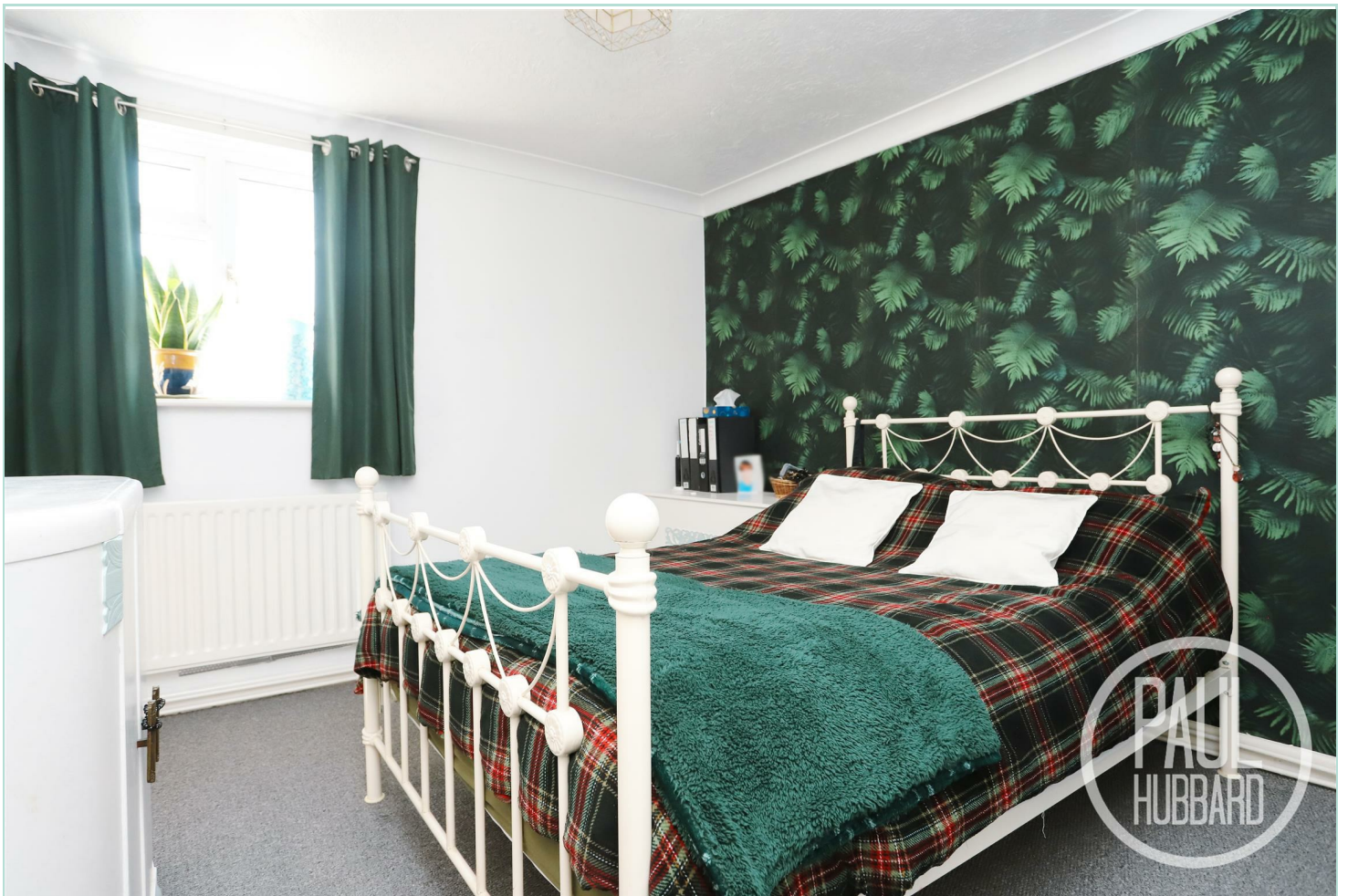
At the front gated access opens onto a fully enclosed paved front garden. The property's main entrance door is positioned at the front of the house. There is also further gated access providing direct entry through to the garden.

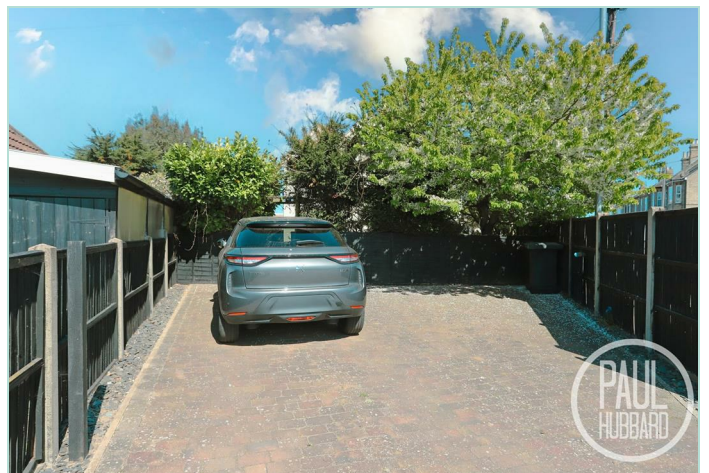
The property benefits from a wrap-around garden that extends to the side and rear and is partially south-west facing. It features a laid lawn, a patio seating area, and fully stocked borders with a variety of plants, shrubs, and mature trees. There is also a timber storage shed, a shingle area, and gated access leading to off-road parking.



### 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 today to arrange your free, no obligation quote.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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