www.paulhubbardonline.com

£200,000
Guide Price

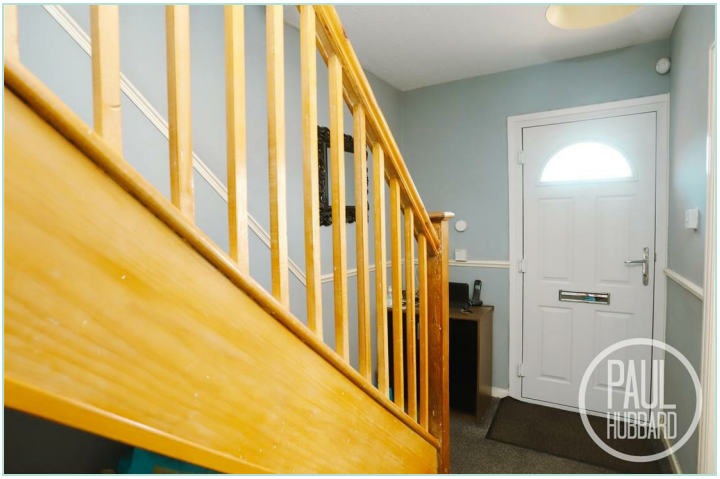
Summerfield Gardens

Lowestoft, NR33 9BS

- Mid-terrace family home
- Three well-proportioned bedrooms
- Spacious open-plan kitchen/diner
- Separate utility room & ground floor WC
- Landscaped west-facing rear garden
- Fully powered summerhouse/home office
- Communal on road parking to the front
- Ready to put your own stamp on
- Gas central heating & UPVC double glazing
- Close to schools, shops & local amenities

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218



Location - Lowestoft

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.

Entrance Hall

UPVC entrance door, stairs to first floor, under-stair storage cupboard, radiator, carpet flooring, doors leading to sitting room and kitchen/diner.

Sitting Room

4.02 x 3.73
UPVC double glazed window to the front aspect, electric fireplace, radiator and carpet flooring.

Kitchen/Diner

5.96 max x 3.13 max
x3 UPVC double glazed windows to the rear aspect, UPVC double glazed door leading to the rear garden, fitted wall and base units, laminate work surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for an oven & fridge/freezer, fitted extractor hood, radiator, vinyl flooring and ample space for a dining table.

Stairs to the First Floor Landing

Carpet flooring, loft hatch (providing access to the boarded & insulated loft, with lighting) and doors opening to the bedrooms & bathroom.

Bedroom 1

3.73 max x 4.06 max
UPVC double glazed window to the front aspect, built-in storage cupboard, radiator, TV aerial point and carpet flooring.

Bedroom 2

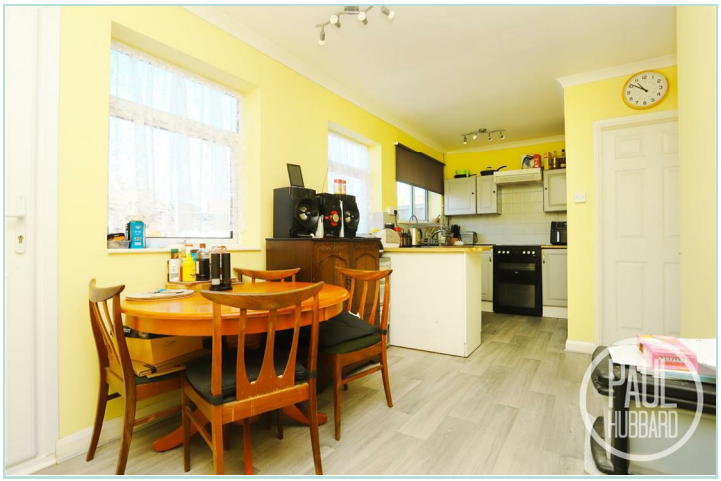
4.06 x 2.89
UPVC double glazed window to the rear aspect, built-in wardrobe, radiator, TV aerial point and carpet flooring.

Bedroom 3

3.03 max x 2.81 max
UPVC double glazed window to the front aspect, radiator and carpet flooring.

Bathroom

2.41 x 1.64
UPVC obscure double glazed window to the rear aspect, panelled bath tub with mixer tap, shower attachment & screen, WC, hand wash basin with a mixer tap, heated towel rail, fully tiled walls and vinyl flooring.



Outside

Communal parking area to the front providing convenient parking for residents and visitors. Landscaped front garden with pathway leading to the entrance door, with shared side access to the rear garden.

A beautifully landscaped west-facing rear garden, designed for both relaxation and entertaining. Featuring a generous brick weave patio seating area, well-maintained lawn, established planted borders, decorative slate chippings and an attractive pergola walkway. The garden is fully enclosed by panel fencing and benefits from outside lighting, outside tap and access to a range of versatile outbuildings.

Outdoor WC

1.64 x 0.75

Obscure UPVC double glazed window to the side aspect, WC, wall mounted wash basin with mixer tap and tiled flooring.

Outdoor Utility Room

2.44 x 1.62

UPVC double glazed window to the rear aspect, fitted base unit with laminate work surface, stainless steel sink and drainer with mixer tap, space for washing machine, fridge and freezer, consumer unit, power, lighting, hot water boiler installed in 2025 supplying the outdoor facilities and vinyl flooring.

Summerhouse

5.53 x 2.89

Timber construction, UPVC double glazed windows and French doors to the front aspect, spotlights, power sockets, dedicated consumer unit, ideal as a home office, games room, gym or entertaining space.

Timber Workshop/Storage Shed

Timber construction, power and lighting connected, ideal workshop, hobby room or additional storage space.

Financial Services

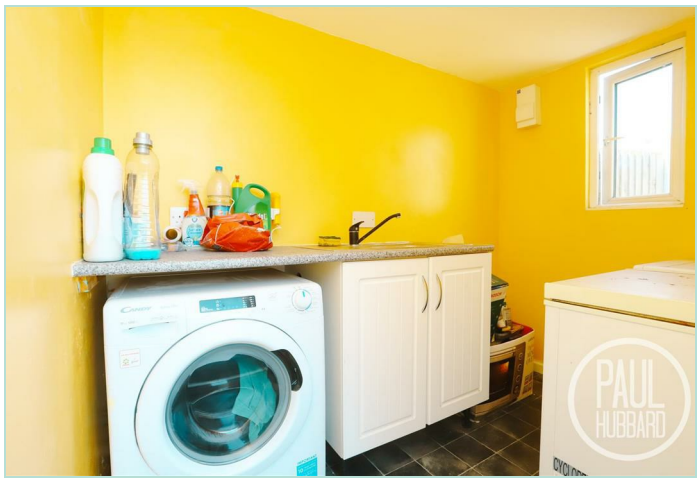
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

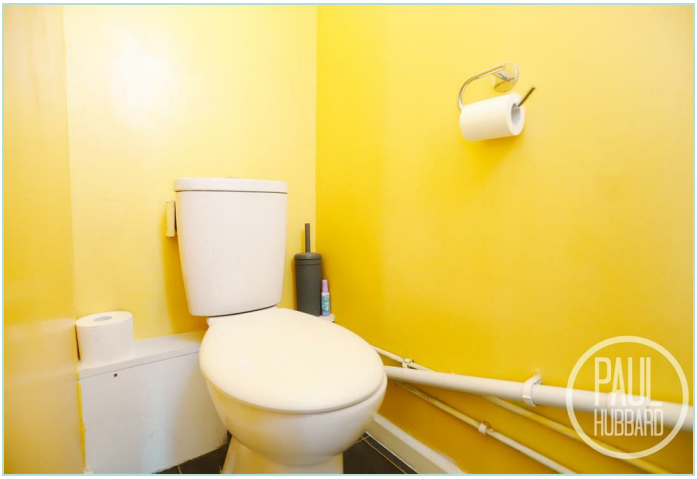
Canon
PAUL
HUBBARD

PAUL
HUBBARD

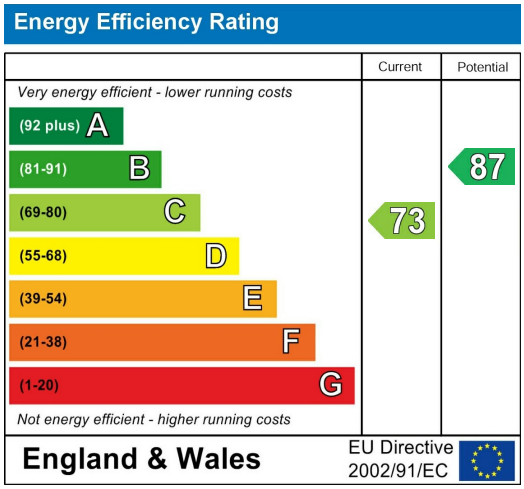
PAUL
HUBBARD

PAUL
HUBBARD


PAUL
HUBBARD


PAUL
HUBBARD

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



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 are 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