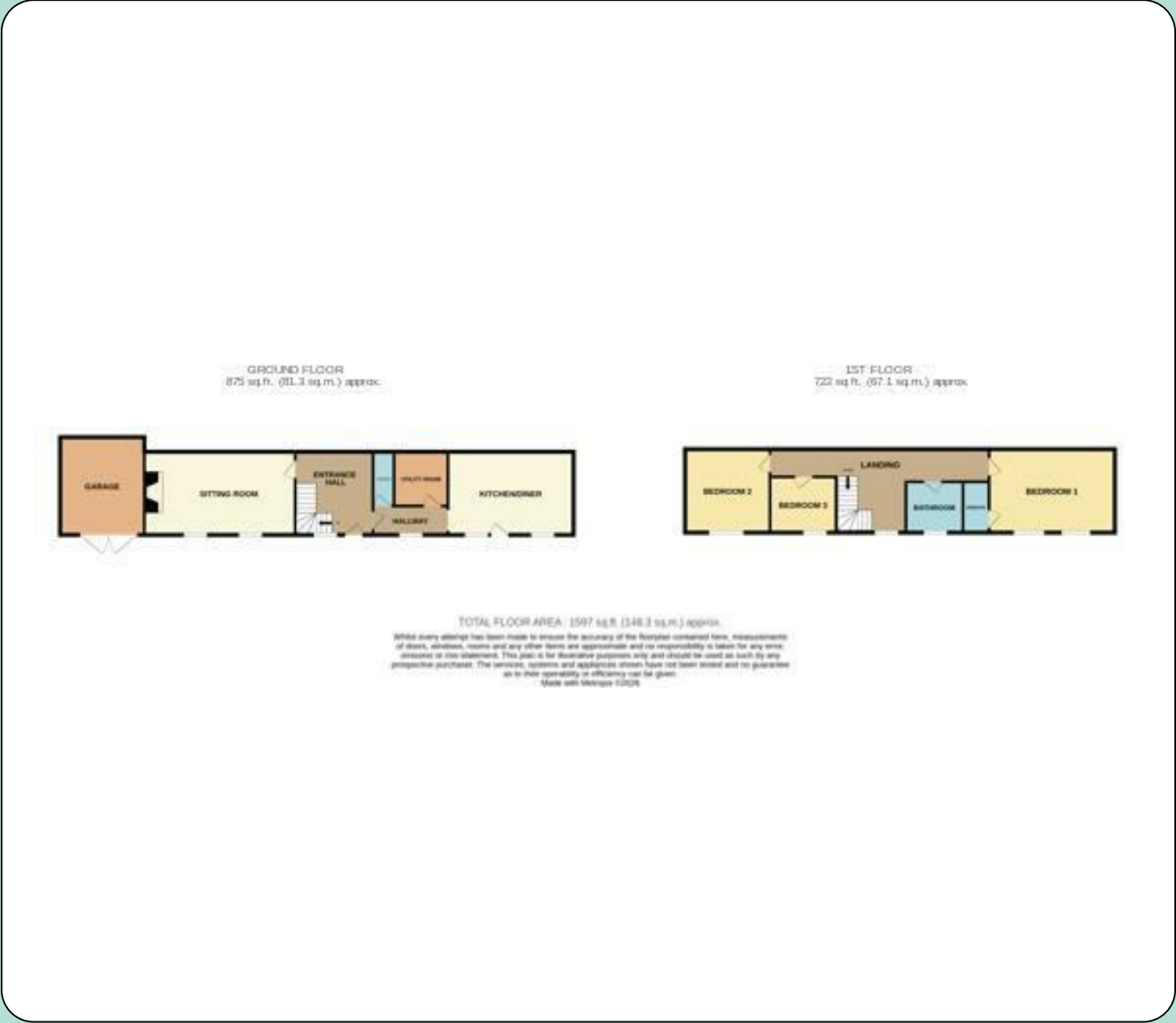


Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating:  
 Local Authority: East Suffolk Council

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	

**£220,000**  
 Asking Price



**St. Johns Road**  
 Lowestoft, NR33 0PH

- Unique family home set back from St John's Road
- Off road parking for multiple vehicles
- Garage with double doors
- 3 separate bedrooms
- Period features
- Modern but traditional decor throughout
- Welcoming entrance & spacious landing area
- Modern kitchen & bathrooms
- Spacious sitting room with a log burner
- Close to local amenities, shops & schools

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

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto: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

e - [info@paulhubbardonline.com](mailto:info@paulhubbardonline.com) t - 01502 531218





### 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.

### Entrance Hall

Brick floor, UPVC double glazed window to the front aspect, radiator, timber staircase and doors opening to the sitting room & hallway.

### Sitting Room

6.56 x 3.63  
Fitted carpet, x2 UPVC double glazed windows to the front aspect, Villager log burner with a decorative exposed brick surround, cupboard housing the fuse box and a radiator.

### Hallway

Brick flooring, UPVC double glazed window to the front aspect, doors opening to the cloakroom & utility room and an opening leads through to the kitchen.

### Cloakroom

1.94 x 0.96  
Brick flooring, toilet, wall mounted wash basin with hot & cold taps, tile splash backs and a wall mounted gas boiler.

### Utility Room

2.30 x 2.10  
Brick flooring, radiator, space for storing coats & shoes, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, space for a washing machine & tumble dryer and an extractor fan.

### Kitchen/ Diner

5.48 x 3.18  
Tile flooring, x2 UPVC double glazed windows to the front aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven, dishwasher & fridge-freezer and a stable door opens to a front courtyard.

### Stairs leading to the First Floor Landing

A timber staircase leads to the spacious landing area perfect for use as a home office or snug, with UPVC double glazed obscure window to the front aspect, laminate flooring, x2 radiators and doors opening to the bedrooms & bathroom.

### Bedroom 1

5.41 x 3.21  
Fitted carpet, x2 UPVC double glazed windows to the front aspect, a door opening to the loft access, radiator and a door opening to the en-suite shower.

### En-suite Shower Room

2.13 x 1.12  
Tile flooring & part tiled walls, toilet, heated towel rail, wall mounted wash basin with hot & cold taps, mains fed shower set into a cubicle enclosure, spotlights, aqua board wall panels and an extractor fan.

### Bedroom 2

3.86 x 3.63  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and loft access hatch.

### Bedroom 3

2.39 x 2.75  
Fitted carpet, UPVC double glazed obscure window to the front aspect, radiator and fitted shelving & rails.

### Bathroom

2.45 x 2.22  
Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, pedestal wash basin with hot & cold taps, tile splash backs, panelled bath with a mixer tap & a handheld shower attachment, tile splash backs, spotlights and an extractor fan.

### Outside

A substantial driveway leads to the property, which is set well back from the main road, offering extensive off-road parking for multiple vehicles and access to the garage via double doors. The front garden is attractively enclosed by a picket fence and features a neatly maintained lawn, decorative tiled pathway, slate chipping borders, and a selection of mature plants and shrubs, all complemented by outdoor lighting. A separate enclosed courtyard area to the front provides a paved seating space and includes an outdoor tap, creating an ideal spot for relaxing or entertaining.

### Garage

4.23 x 3.63  
A spacious and versatile garage, ideal for secure parking or additional storage, featuring large double doors to the front for easy access.

### Agent Note

All measurements are approximate and for guidance only. Room shapes and dimensions may vary, particularly where rooms taper or are irregular in shape.

### 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.

