

Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: D  
 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>	66	74
(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	

**£280,000**  
 Asking Price



**Jenkins Green**  
 Lowestoft, NR32 4WX

- Detached family home
- Chain free
- Set in sought after Park Hill
- 3 separate bedrooms
- Built-in storage solutions
- Perfect for putting your own stamp on
- South facing rear garden
- Off road parking & garage
- Close to local amenities, shops & schools
- Great transport links nearby



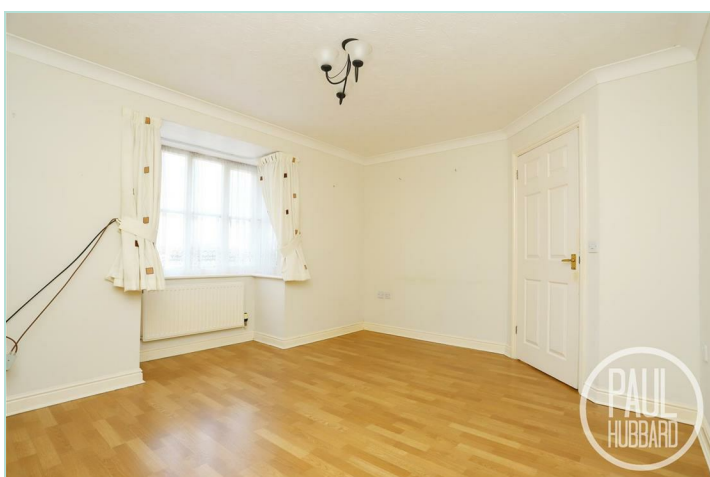
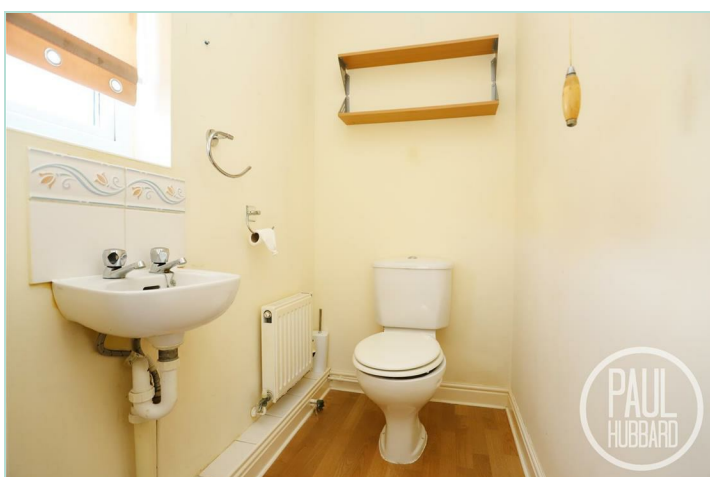
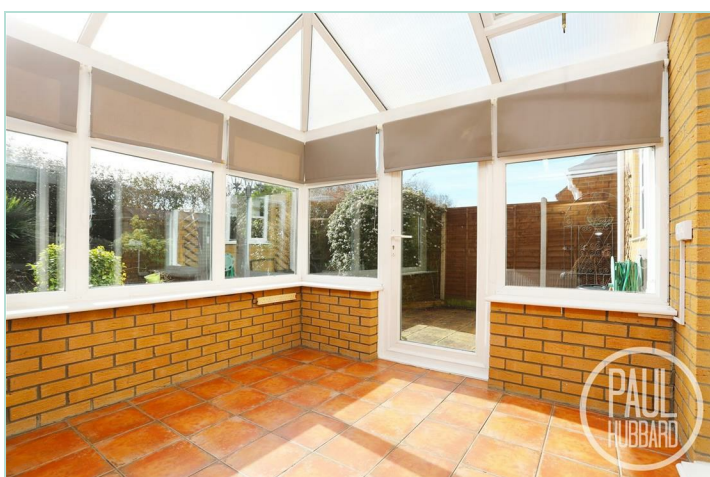
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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### 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

Main entrance door to the front aspect, laminate flooring, radiator, consumer unit, stairs leading to the first floor landing and doors opening to the sitting room, cloakroom & kitchen/diner.

### Sitting Room

4.11 max x 4.08 max into bay  
Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and a fireplace.

### Cloakroom

1.57 x 1.09  
Laminate flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, wall mounted wash basin with hot & cold taps and a tile splash back.

### Kitchen/ Diner

5.69 max x 3.34 max  
Tile flooring, radiator, UPVC double glazed window to the rear aspect, under-stair storage cupboard, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, space for a fridge-freezer & oven, built-in extractor hood, an archway opening leads through to the utility room and UPVC sliding doors open into the conservatory.

### Utility Room

1.84 max x 1.63 max  
Tile flooring, units above & below, laminate work surfaces, tile splash backs, boiler, space for a washing machine & tumble dryer, radiator and a door opens to the exterior.

### Conservatory

2.86 x 2.78  
Tile flooring, dual aspect UPVC double glazed windows, radiator, ceiling fan with light and UPVC French doors open to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, loft access, airing cupboard and doors opening to bedrooms 1-3 & the family bathroom.

### Bedroom 1

3.64 x 3.33  
Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in wardrobe with double doors and a door opens into the ensuite shower room.

### Ensuite Shower Room

1.93 x 1.44  
Tiled floor & walls, UPVC double glazed obscure window to the front aspect, radiator, extractor fan, spotlights, toilet, pedestal wash basin with mixer tap and a mains fed shower set into a cubicle enclosure.

### Bedroom 2

2.81 max x 2.43 max  
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

### Bedroom 3

2.46 max x 2.42 max  
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

### Bathroom

1.97 x 1.94  
Tiled floor & walls, radiator, spotlights, extractor fan, toilet, pedestal wash basin with hot & cold taps, tiled bath tub with hot & cold taps and a mains fed shower set above.

### Outside

The property benefits from a well-maintained frontage featuring mature plants and shrubs with attractive shingle borders. Outdoor lighting and external power sockets are installed for convenience. A paved driveway, bordered by shingle and planting, provides parking for multiple vehicles and leads to the garage. Gated access is available on both sides of the property, providing entry to the rear garden.

The south-facing rear garden is fully enclosed and designed for low maintenance, with a combination of shingle and paved patio areas. It is complemented by mature plants and shrubs, creating an attractive outdoor space. Additional features include a pedestrian access door to the garage, two timber storage sheds, and an outdoor water tap.

### 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.

