

£350,000  
Offers Over



## Rowan Way

Lowestoft, NR33 8PS

- Three-bedroom detached home
- Stunning décor throughout
- Extended modern kitchen/diner
- Spacious sitting room
- Ground floor cloakroom
- First floor family bathroom
- Rear garden with patio and lawn
- Office/workshop and garage to the rear
- Off-road parking for multiple vehicles with double gated access
- Sought-after location close to shops and amenities





### 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 porch

Entrance door and obscure window to the front aspect, X2 windows to the side, tiled flooring throughout, a radiator, storage cupboard housing the electrics and a door opening to the hallway.

### Hallway

Tiled flooring throughout, X2 radiators and an opening into the open planned kitchen/ diner.

### Kitchen/ diner

6.11m max x 5.00m

UPVC double glazed window to the rear aspect, tiled flooring throughout, a storage cupboard, X2 radiators, units above and below, integrated hob, extractor fan, double oven, fridge/ freezer, dishwasher and a washing machine, island with inset sink with drainer, breakfast bar, stairs leading to the first floor landing and doors opening to the sitting room, cloakroom, storage cupboard and bi-folding doors opening to the rear garden.



### Cloakroom

1.60m x 1.30m

Tiled flooring throughout, tiled walls, pedestal wash basin and a toilet.



### Sitting room

4.47m x 3.47m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a wood burner.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch and doors opening to the bathroom, airing cupboard and bedrooms 1-3.



### Bathroom

2.02m x 1.69m

UPVC double glazed obscure window to the rear aspect, laminate flooring throughout, tiled walls, toilet, vanity unit with inset sink, bath with shower attachment and a heated towel rail.

### Bedroom 1

3.34m x 2.68m

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

### Bedroom 2

3.15m x 2.96m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bedroom 3

2.42m x 2.13m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Office/ Workshop

Door to the side aspect, carpet flooring throughout, light and power.

### Outside

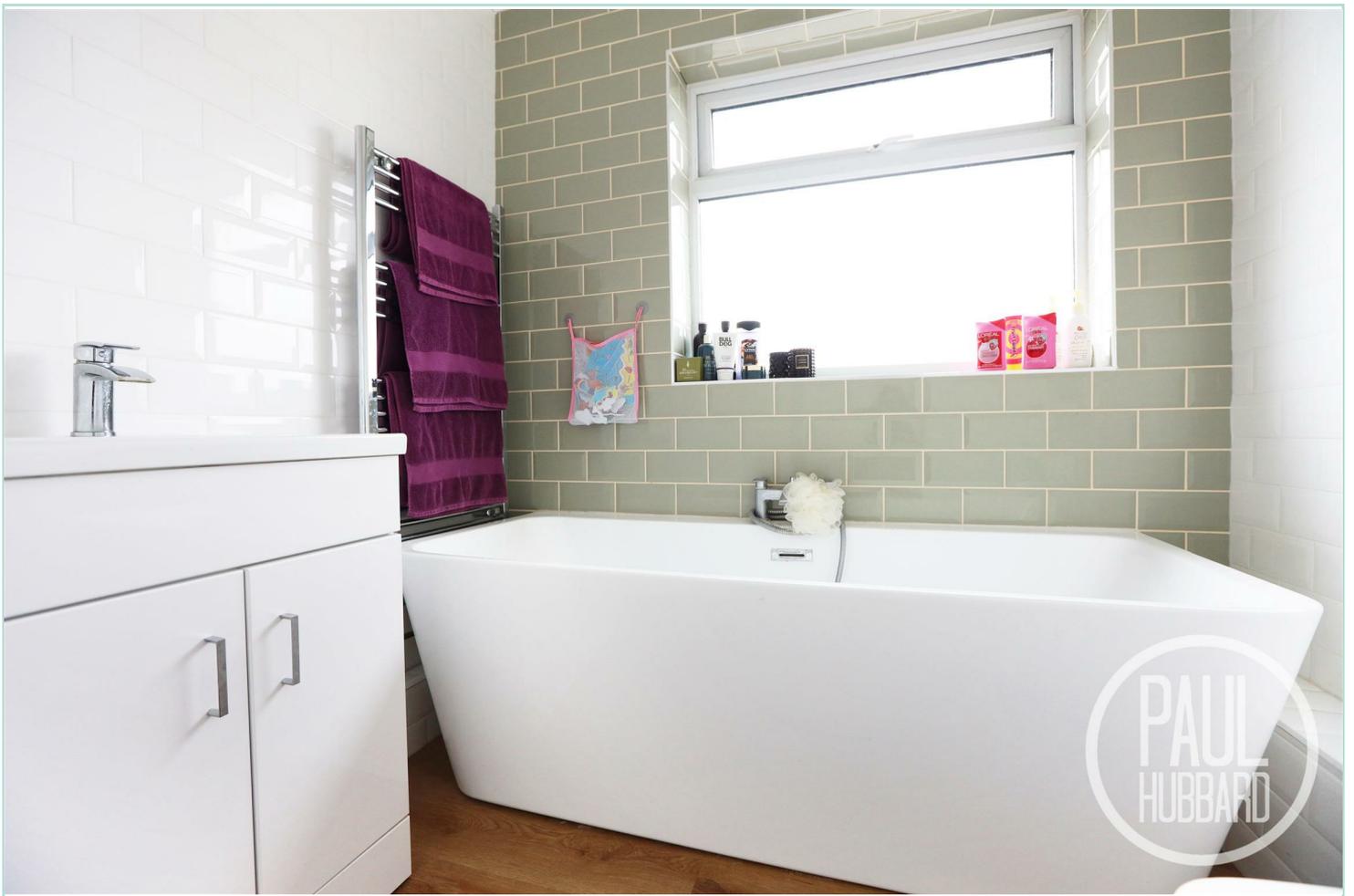
To the front the property offers a spacious driveway providing off-road parking, double gated access to the rear, attractive flower beds, and outdoor lighting, combining convenience with kerb appeal.

To the rear the property enjoys a generous garden with a patio area, laid lawn, raised flower beds, and a variety of plants, trees and shrubs. Additional features include access to the garage and office, a garden shed, outside tap, and double gates leading back to the front.

### 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.







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

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 floorplan 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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