30A St. Johns Road

, Lowestoft, NR33 0PH

Asking Price £210,000

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A unique and characterful three-bedroom family home, set well back from St John's Road and offering a blend of period charm and modern living throughout. The property features a welcoming entrance, spacious landing area ideal for a home office or snug, and a generous sitting room complete with a log burner. A modern kitchen/diner, utility room, and multiple bathrooms/ toilets add to the home's practical appeal, while outside benefits include ample off-road parking for multiple vehicles and a garage with double doors. Conveniently located close to local amenities, shops, schools, and excellent transport links, this distinctive home is perfectly suited for family life.

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 21'6" x 11'10" (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 6'4" x 3'1" (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 7'6" x 6'10" (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 17'11" x 10'5" (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 17'8" x 10'6" (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 6'11" x 3'8" (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 12'7" x 11'10" (3.86 x 3.63)
Fitted carpet, UPVC double glazed window to the front aspect, radiator and loft access hatch.

Bedroom 3 7'10" x 9'0" (2.39 x 2.75)
Fitted carpet, UPVC double glazed obscure window to the front aspect, radiator and fitted shelving & rails.

Bathroom 8'0" x 7'3" (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.

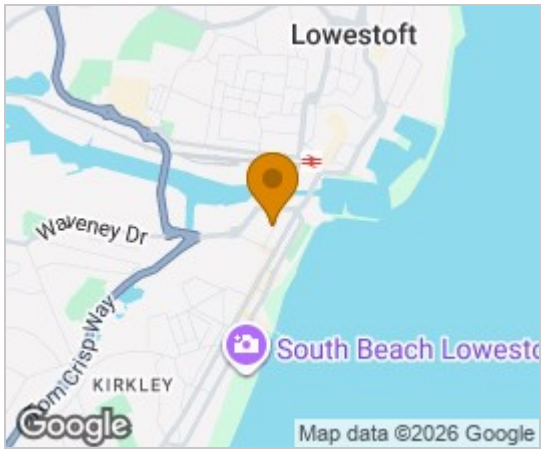
Outside
A substantial driveway leads to the property, which is set well back from the main road, offering extensive off-road parking for multiple vehicles and access to the garage via double doors. The front garden is attractively enclosed by a picket fence and features a neatly maintained lawn, decorative 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 13'10" x 11'10" (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.

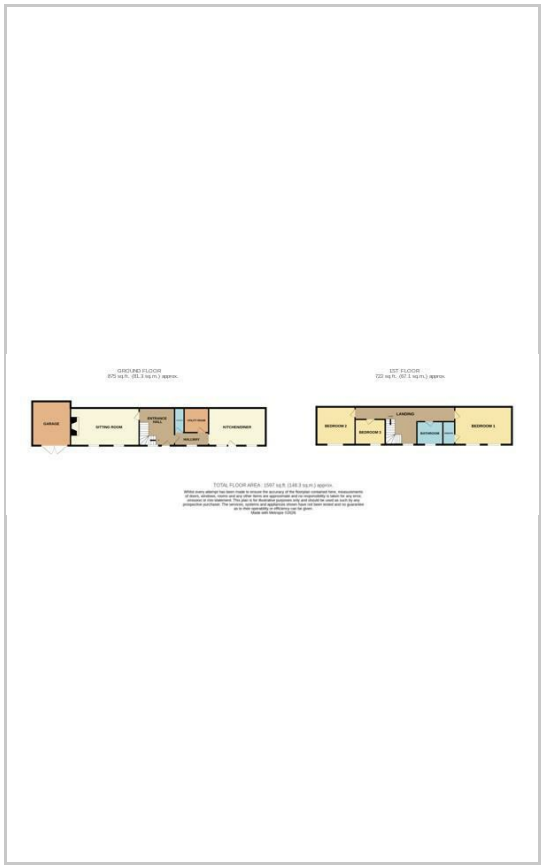
Agent Note
All measurements are approximate and for guidance only. Room shapes and dimensions may vary, particularly where rooms taper or are irregular in shape.

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.

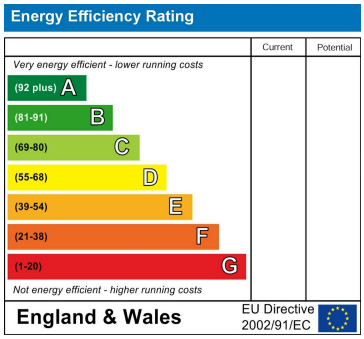
Area Map



Floor Plans



Energy Efficiency Graph



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