



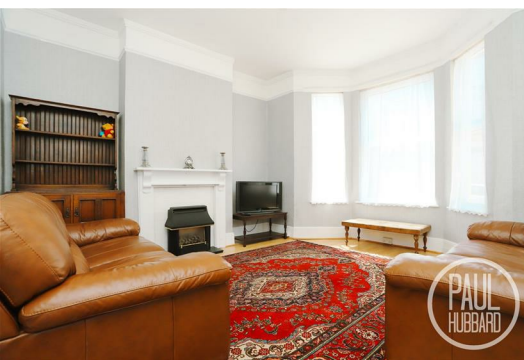
8 Cleveland Road

, Lowestoft, NR33 0BN

Asking Price £210,000



An exceptionally spacious and well-presented five double bedroom period family home, conveniently situated on Cleveland Road just moments from the beautiful Lowestoft beach. Offered chain free, this impressive property boasts an abundance of character features throughout, generous accommodation across three floors and multiple versatile reception rooms ideal for modern family living. The property further benefits from a well-equipped kitchen with adjoining utility room, gas central heating, ensuite facilities, and a low-maintenance rear courtyard with gated access. Centrally located close to local amenities, shops, schools and excellent transport links, this substantial home perfectly combines period charm with practical living.



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, stairs leading to the first floor, under-stair storage cupboard and doors opening to the sitting room dining room & kitchen.

Sitting Room 14'11" max into bay x 14'3" max (4.56 max into bay x 4.36 max)

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and a gas fireplace.

Dining Room 13'3" x 12'5" (4.04 x 3.79)

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

Kitchen 12'11" x 11'10" (3.94 x 3.62)

Laminate flooring, UPVC double glazed window to the side aspect, radiator, units above and below, laminate work surfaces, inset stainless steel sink and drainer with mixer tap, space for a Rangemaster style cooker and American style fridge freezer, tiled splashbacks and a door opening into the utility room.

Utility Room 11'10" x 7'3" (3.61 x 2.22)

Tile flooring, UPVC double glazed window to the side aspect, base units, laminate worksurfaces, inset stainless steel sink and drain with mixer tap, timber frame internal window to the rear aspect, spaces for a washing machine, tumble dryer and additional white goods, tile splash backs and a door opening into the breakfast room.

Breakfast Room 13'11" max x 11'8" max (4.26 max x 3.56 max)

Laminate flooring, dual aspect timber frame obscure windows and doors opening to the shower room and out to the exterior.

Shower Room 4'11" x 4'9" (1.52 x 1.45)

Tile flooring, extractor fan, toilet, pedestal wash basin with mixer tap, a mains-fed shower set into a cubicle enclosure and tile splashbacks.

Stairs leading to the First Floor Landing

A split level landing featuring fitted carpet, radiator, built-in storage cupboard, stairs to the second floor and doors opening to the bedrooms, shower room and cloakroom.

Bedroom 1 14'11" max into bay x 12'11" max (4.55 max into bay x 3.95 max)

Fitted carpet, UPVC double glazed bay window, radiator, period fireplace on a door opening to the ensuite shower room.

Ensuite Shower Room 8'10" x 5'10" (2.70 x 1.79)

Vinyl flooring, UPVC double glazed obscure window to the front aspect, toilet, pedestal wash basin with mixer tap, mains-fed shower set into cubicle enclosure and tiled walls.

Bedroom 2 12'10" x 12'5" (3.92 x 3.81)

Fitted carpet, UPVC double glazed window to the rear aspect, period fireplace and a radiator.

Bedroom 3 13'11" max x 11'10" (4.26 max x 3.63)

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a period fireplace.

Shower Room 7'7" x 5'5" (2.32 x 1.66)

LVT flooring, UPVC double glazed obscure window to the side aspect, loft access, tiled walls, heated towel rail, built-in storage cupboard (housing the gas boiler and water cylinder), walk-in mains fed shower and aqua board wall panels.

Cloakroom 5'6" x 2'10" (1.70 x 0.87)

Laminate flooring, UPVC double glazed obscure window to the side aspect, toilet and a wall-mounted wash basin with hot and cold taps.

Stairs leading to the Second Floor Landing

Fitted carpet, built in storage cupboards, Velux window and doors opening to the bedrooms.

Bedroom 4 19'3" x 9'10" (5.87 x 3.02)

Fitted carpet, radiator and Velux window.

Bedroom 5 12'9" x 9'11" (3.91 x 3.03)

Fitted carpet, radiator and UPVC double glazed window to the rear aspect.

Outside

A brickweave frontage with a surrounding brick wall leads to the main entrance door, which is sheltered by a storm porch.

To the rear, there is a paved courtyard providing bin storage and gated rear access.

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.

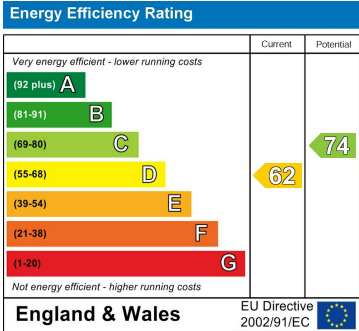
Area Map



Floor Plans



Energy Efficiency Graph



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