

£325,000  
Guide Price



## Durban Road

Lowestoft, NR33 0UH

- Semi detached family home
- Set over 3 floors
- 4/5 separate bedrooms
- Significant improvements made through the home
- Off road parking for multiple vehicles
- Large outhouse with own facilities
- Gorgeous modern kitchen with quality fixtures
- Fully enclosed rear garden
- Close to local amenities shops & schools
- Great transport links locally

**PAUL  
HUBBARD**



### Entrance Hall

Composite entrance door to the side aspect, laminate flooring, radiator, stairs to the first floor, under-stair storage space and doors opening to the sitting room & dining room.

### Sitting Room/ Bedroom 5

5.59 x 4.09 max into bay

Currently utilised as an additional bedroom, this spacious room is great for variety of uses. Featuring laminate flooring, UPVC double glazed window & UPVC double glazed bay window to the front aspect and a radiator.

### Dining Room

5.74 x 3.57

Karndean flooring, UPVC double glazed window to the side aspect, radiator, decorative period fireplace, fitted units and an opening leads through to the kitchen/ breakfast room.



### Kitchen/ Diner

5.36 x 4.17

Newly fitted in 2023, this stunning kitchen features LVT flooring, spotlights, units above & below, quartz work surfaces with push-top plug sockets, under-mount ceramic sink with mixer tap, integrated full length fridge, dishwasher & freezer, space for a washing machine & tumble dryer, double oven with microwave, 5 ring gas hob, stainless steel extractor hood, built in oak dining table with space for chairs, UPVC double glazed window & French doors to the rear aspect.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, built-in storage cupboard with double doors (housing the gas combi boiler), doors opening to bedrooms 2-4 & the bathroom and stairs to the second floor.



### Bedroom 2

3.51 x 2.96

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

### Bedroom 3

3.47 x 2.51

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

### Bedroom 4

5.23 x 5.59

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

### Bathroom

3.65 x 2.25

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, x2 heated towel rails, extractor fan, tiled walls, radiator, toilet & wash basin set into a vanity unit with a mixer tap, built-in vanity unit with a mirror & a laminate work surface, panelled bath with a mixer tap and a mains-fed shower set above.

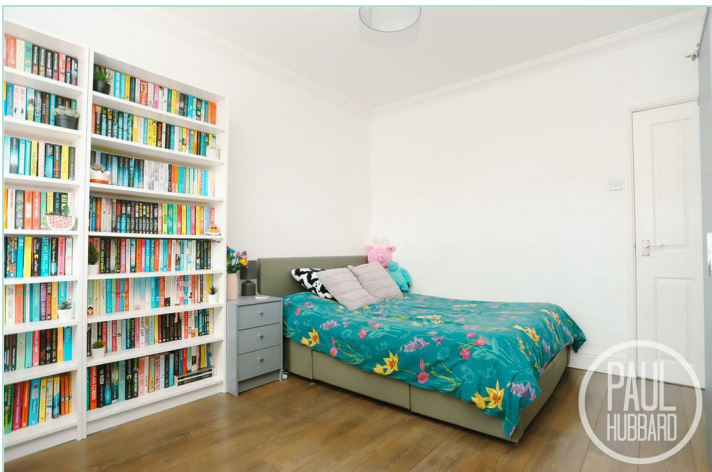
### Stairs leading to the Second Floor Landing

Fitted carpet and a door opening into bedroom 1.

### Bedroom 1

5.59 max x 5.23 max

Fitted carpet, x2 Velux windows with fitted blinds and a radiator.





## Outside

The front of the property features a brick weave driveway providing off-road parking for multiple vehicles. The area is partially enclosed by newly installed panel fencing, with the main entrance door located to the side and sheltered by a storm porch. There is also gated access leading to the rear garden and a handy outdoor tap. The frontage was improved last year (2025), including the installation of the new driveway, replacement fencing, and K-render applied to the front of the house.

Steps lead down to the south-east facing rear garden, which offers a laid lawn and planted borders with mature trees. A patio area provides an ideal space for outdoor seating, and the garden is equipped with outdoor sockets, lighting, and an outdoor tap. At the rear of the garden there is space behind the outhouse, along with a timber storage shed. The garden is fully enclosed by panel fencing, and bifold doors open into the outbuilding.

## Outhouse

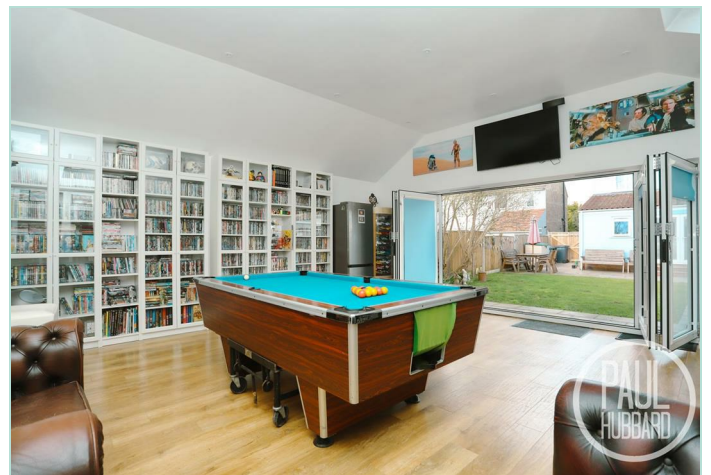
6.02 x 5.83

The property also benefits from a bright and versatile outhouse, currently used as a games room, with bifold doors opening into a well-finished space featuring Kardean flooring, spotlights, and four Velux windows providing excellent natural light. It is fully serviced with its own consumer unit, electric radiator, internet connectivity, and water supply with tank. The main area leads to a fitted shower room (2.63 x 1.67) with a mains-fed shower, WC, pedestal basin, heated towel rail, obscure glazed window, and external access, along with a separate storage room with power and lighting. With facilities already in place, the outhouse offers superb flexibility and could easily serve as a home office, studio, guest accommodation, or annexe-style space, ideal for multi-generational living.

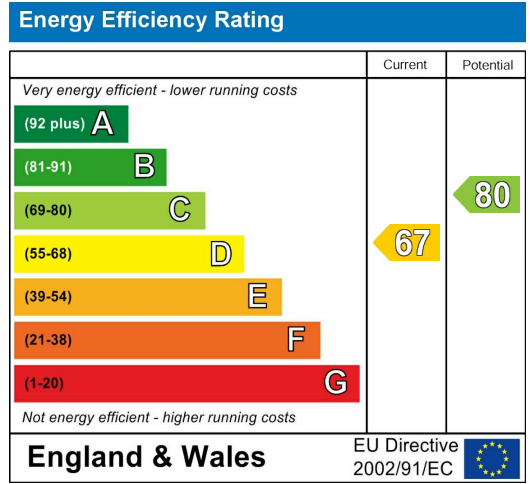
## Financial Services

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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