

£325,000
Asking Price



Highland Way Lowestoft, NR33 9AR

- Six well-proportioned bedrooms
- Presented to an extremely high standard throughout
- Spacious entrance porch and hallway
- Extensive built-in storage throughout
- Ground floor WC and utility room
- Modern open-plan kitchen/diner with wood burner
- Conservatory with garden access
- South-west facing landscaped rear garden
- Off-road parking for multiple vehicles and garage
- Close to local amenities, shops and schools

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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 Porch

A spacious entrance porch welcomes you, featuring a UPVC entrance door to the front aspect, dual aspect UPVC double glazed obscure windows, LVT flooring, space for storing coats & shoes, radiator and a door opens into the hallway.

Hallway

LVT flooring, radiator, multiple fitted storage cupboards, feature archway openings lead through to the further hallway area and doors open to the sitting room, bedrooms 5-6, the utility room and a UPVC door opens out to the rear garden.



Bedroom 5

Ideal for a guest bedroom or multi-generational living, this ground-floor bedroom is conveniently located near the WC, making it a practical and versatile additional sleeping space. Featuring fitted carpet, dual aspect UPVC double glazed windows, radiator and a fitted wardrobe.

Bedroom 6/ Home Office

A versatile space perfect for an additional bedroom or home office. Featuring fitted carpet, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes.



Utility Room/ WC

LVT flooring, dual aspect UPVC double glazed windows, radiator, extractor fan, toilet, ceramic wash basin with mixer tap, tiled work surface and space beneath for a washing machine.



Sitting Room

Fitted carpet, UPVC double glazed window to the front aspect, x2 fitted storage cupboards, stairs leading to the first floor landing and an opening leads through to the kitchen/ diner.



Kitchen/ Diner

Limestone tile flooring, dual aspect UPVC double glazed windows, radiator, units above & below, oak work surfaces, inset stainless steel sink & drainer with mixer tap, space for a Rangemaster style oven & American style fridge-freezer, integrated dishwasher, built-in stainless steel extractor hood, space for a table & chairs, with a wood burner and UPVC French doors opening to the conservatory.

Conservatory

Laminate flooring, dual aspect UPVC double glazed windows, radiator and UPVC French doors open to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, loft access (boarded for extra storage space) and doors opening to bedrooms 1-4, the bathroom & WC.



Bedroom 1

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

Bedroom 2

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

Bedroom 3

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a fitted wardrobe.

Bedroom 4

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



Bathroom

Laminate flooring, UPVC double glazed window to the rear aspect, tiled walls, spotlights, extractor fan, heated towel rail, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap & a handheld shower attachment and a separate mains-fed shower set into a cubicle enclosure.





WC

Fitted carpet, UPVC double glazed obscure window to the rear aspect, tiled walls and a toilet.

Outside

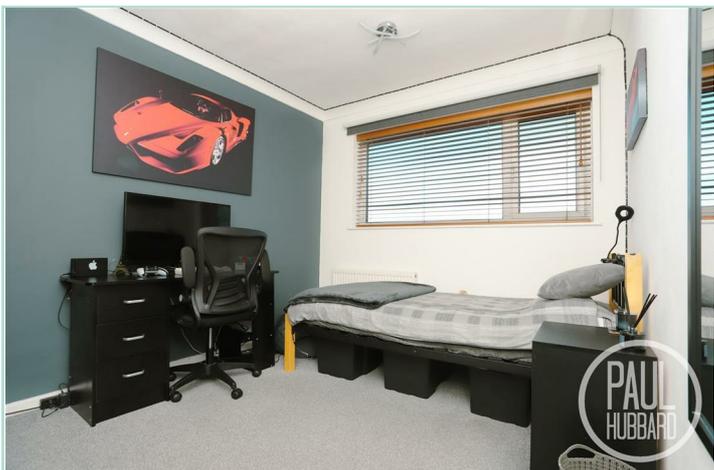
The front of the property features a brickweave driveway providing off-road parking for multiple vehicles, alongside a shingle garden bordered with decorative plants and shrubs, with the main entrance door located at the front and double gates opening to the rear to provide additional off-road parking and access to the garage.



The south-west facing rear garden is beautifully landscaped and well maintained, featuring a brick weave patio area with outdoor tap and lighting, a timber-framed wood storage area, a raised decking area ideal for a table and chairs, a laid lawn with raised timber borders with shingle & mature trees, access to the detached garage via an up-and-over door, a garden store with pedestrian access and a timber storage shed suitable for storing bikes and garden equipment, all enclosed by panel fencing.

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: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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