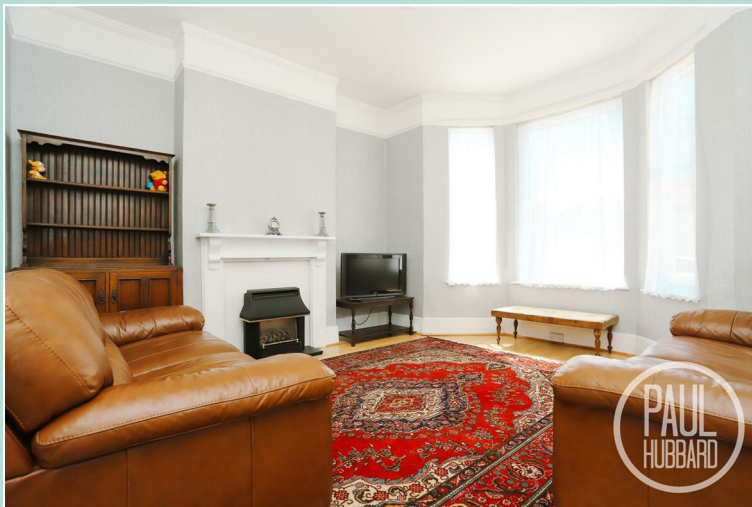


£220,000
Asking Price



Cleveland Road

Lowestoft, NR33 0BN

- Extremely spacious family home
- Period features throughout
- Multiple reception rooms
- Kitchen with adjoining utility room
- Chain free
- 5 double bedrooms
- Gas central heating
- Moments from the gorgeous Lowestoft beach
- Close to local amenities, shops & schools
- Great transport links nearby





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

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

4.04 x 3.79

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



Kitchen

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

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

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

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

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

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

3.92 x 3.81

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

Bedroom 3

4.26 max x 3.63

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

Shower Room

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

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

5.87 x 3.02

Fitted carpet, radiator and Velux window.

Bedroom 5

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.

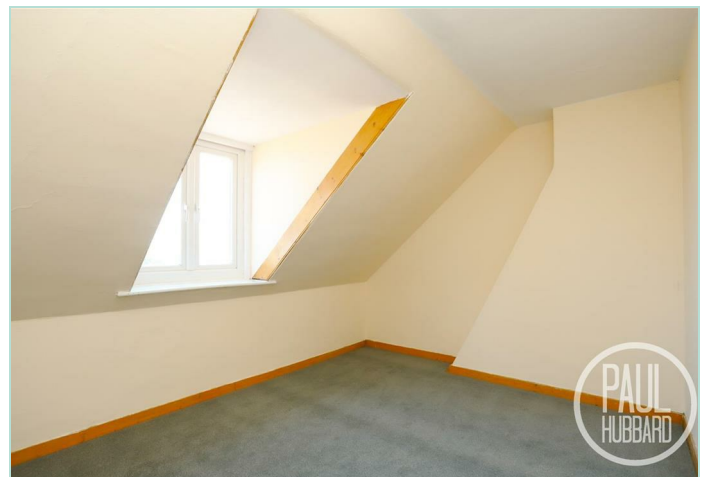
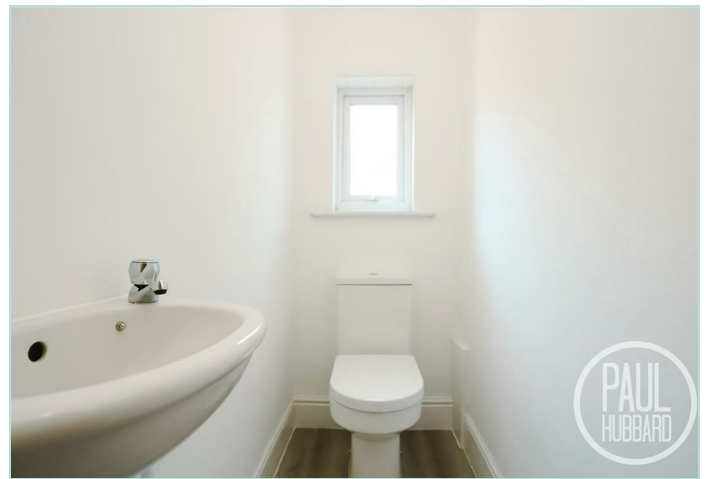
To the rear, there is a paved courtyard providing bin storage and gated rear access.



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.





Tenure: Freehold
 Council Tax Band: B
 EPC Rating: D
 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
(55-68) D	62	
(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

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of items, fixtures, fittings 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 various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metagen 12/2015

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