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£230,000
Asking Price







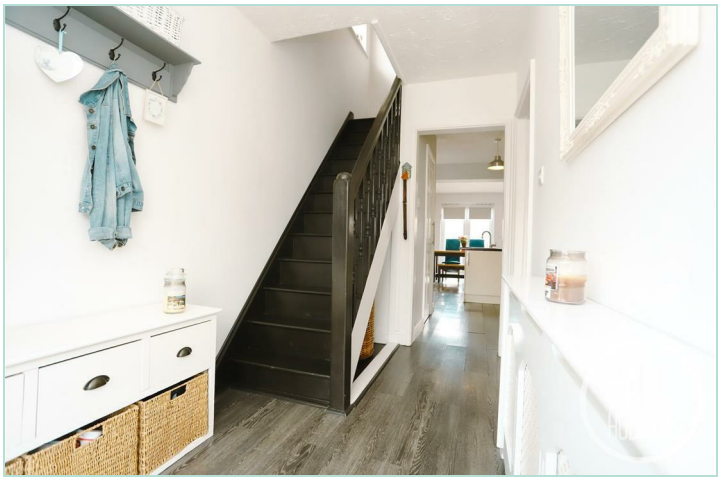
Newark Road

Suffolk, NR33 0LY

- Semi detached family home
- 4 separate bedrooms
- Cosy sitting room
- Open-plan kitchen/ diner
- Versatile 4th bedroom/ home office space
- Modern décor throughout
- Well kept South facing rear garden
- Off road parking to the rear
- Gas central heating with combi boiler
- Close to local amenities, shops & schools

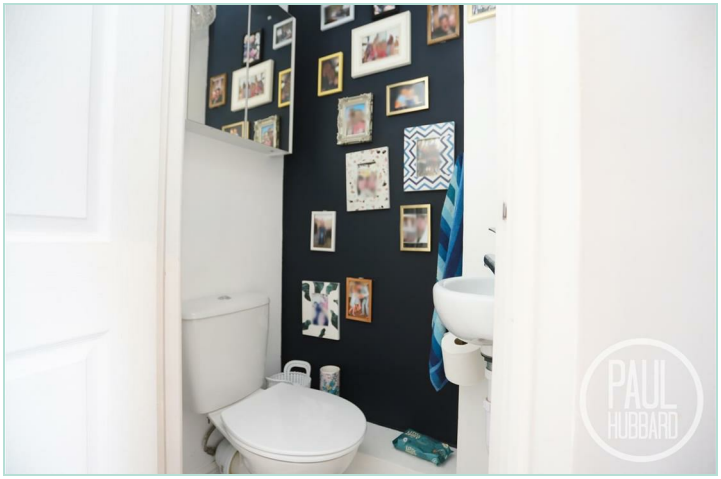
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Location - Lowestoft

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.

Summary

Well presented semi-detached family home offering four separate bedrooms, including a versatile ground floor bedroom/home office, complemented by a cosy sitting room and spacious open-plan kitchen/diner and family area. Finished in modern décor throughout, the property benefits from gas central heating with a combi boiler, ground floor cloakroom and first floor family bathroom. Outside, the well-kept south-facing rear garden provides a low-maintenance space with artificial lawn, raised decking, covered seating area, summer house and useful storage, while gated rear access leads to off-road parking. Ideally positioned close to local amenities, shops and schools, with excellent transport links nearby.

Entrance Hall

UPVC double glazed entrance door & window to the front aspect, laminate flooring, radiator, stairs to the first floor landing, under-stair storage space, a door opens into the sitting room and a doorway opening leads through to the kitchen.

Sitting Room

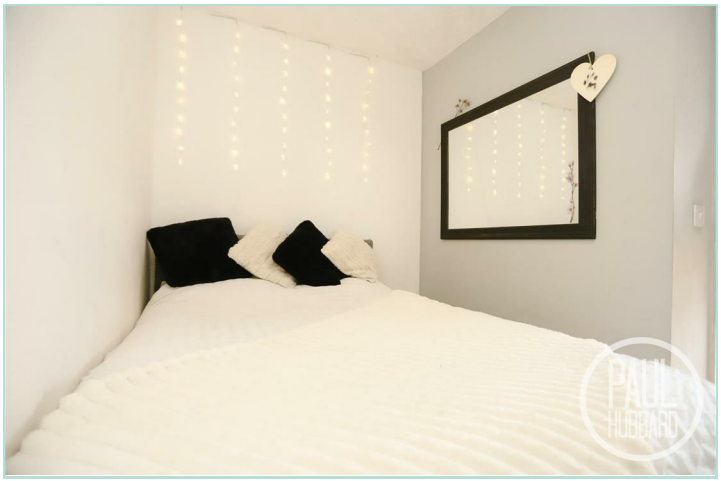
3.93 x 3.29

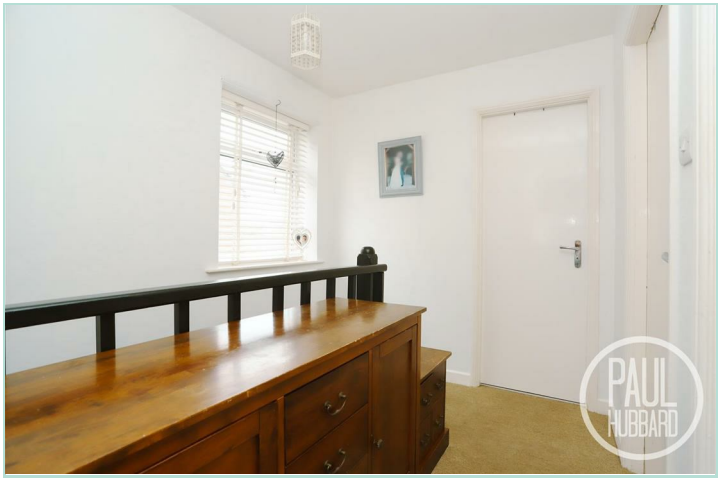
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

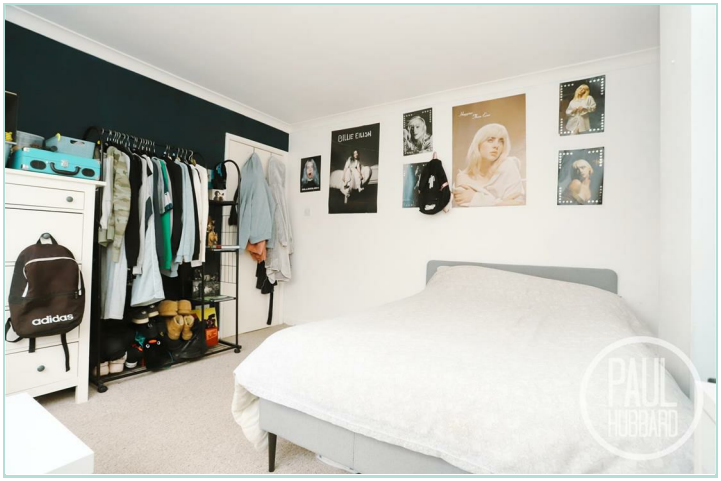
Kitchen

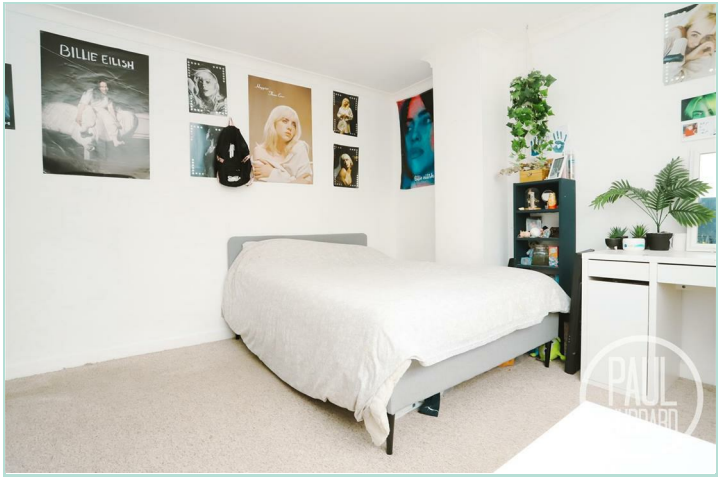
3.17 max x 2.87 max

Vinyl flooring, built-in pantry cupboard (housing the gas combi boiler), integrated fridge-freezer, space for a washing machine, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, a UPVC door opens to the exterior and an opening seamlessly connects the dining room for a sociable open-plan layout.









Dining room/ Family Room
4.62 x 3.16
Laminate flooring, UPVC double glazed window to the rear aspect, Velux style window, space for a table & sofa and UPVC French doors opening to the rear garden.

Bedroom 4/ Home Office
3.15 max x 2.86
Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

Cloakroom
1.10 x 0.71
Vinyl flooring, toilet and a pedestal wash basin with mixer tap.

Stairs to the First Floor Landing
Timber staircase, fitted carpet, UPVC double glazed window to the side aspect and doors opening to the bedrooms & bathroom.

Bedroom 1
3.65 x 3.30
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2
3.65 x 3.19
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 3
2.23 x 2.13
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom
2.13 x 1.64
Laminate flooring, UPVC double glazed obscure window to the rear aspect, loft access, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, panelled bath with a mixer tap & a handheld shower attachment and tile splash backs.


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Outside

Gated access opens onto a lawned front garden with a decorative pathway leading to the main entrance door. Fully enclosed by a brick wall surround, the garden also features a timber storage shed.

The low-maintenance rear garden features an artificial lawn, decorative pathway, raised decking, outdoor tap, lighting & sockets, slate chipping borders with mature shrubs, a summer house and covered seating area. Two brick-built garden storage sheds provide useful additional storage. Fully enclosed by panel fencing with gated access to the rear off-road parking space.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

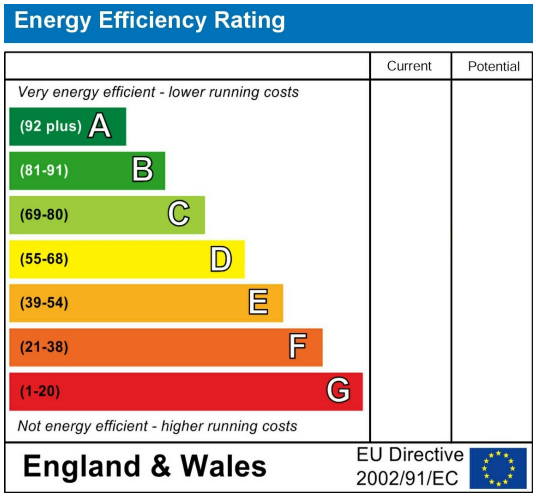

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Tenure: Freehold
Council Tax Band: B
EPC Rating: TBC
Local Authority: East Suffolk Council





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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements