

£220,000
Asking Price



Enstone Road Lowestoft, NR33 0NE

- Semi-detached family home
- 4 Bedrooms
- Driveway with off road parking
- Walking distance to the local shops and beach
- Generous rear garden
- Open plan lounge/ diner
- Spacious kitchen/breakfast room
- Set within a cul de sac
- Separate entrance hall
- Sizeable conservatory

**PAUL
HUBBARD**



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 breathtaking 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

UPVC double glazed entrance door to the front aspect, carpet flooring throughout, a radiator and doors opening to an under stairs storage cupboard and main living area.

Main Living Area

UPVC double glazed window to the side aspect and a bay window to the front aspect, carpet flooring throughout, x2 radiators, a feature brick fireplace, brick archway creating an open plan space and double internal doors opening into the kitchen/breakfast room. The lounge area located at the front of the property is approx 3.70m x 2.85m and the dining area is approx. 4.51m x 3.30m.



Kitchen/Breakfast Room

4.34m x 3.69m

A sizeable room comprising a UPVC double glazed window and sliding doors to the rear aspect opening into the conservatory, tile flooring throughout, a radiator, tile splash backs, a selection of units above and below, laminate work surfaces, stainless steel extractor fan, 4 ring ceramic hob, stainless steel sink with drainer and space for appliances including a fridge/freezer, oven, washing machine and dishwasher.

Conservatory

3.93m x 2.50m

UPVC double glazed door to the rear aspect and windows surround, carpet flooring throughout and a radiator



First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1, 3 and 4.

Bathroom

1.72m x 1.49m

UPVC double glazed window to the front aspect, vinyl flooring throughout, tiled walls, a heated towel rail, toilet, pedestal hand wash basin and bath.



Bedroom 1

3.70m intobay x 2.85m

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

Bedroom 2

3.43m x 2.86m max

Located at the rear of the property, with UPVC double glazed window, carpet flooring throughout, loft hatch and a radiator.

Bedroom 3

3.33m x 2.49m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and door opening into bedroom 2.

Bedroom 4

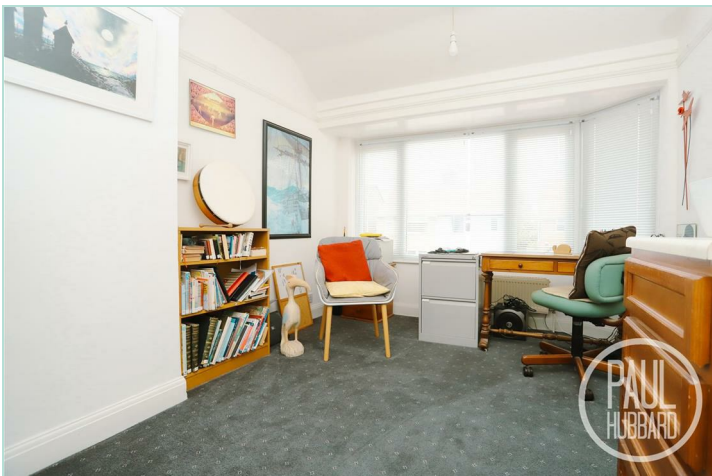
2.42m x 1.95m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and doors opening to built in wardrobes.



Outside

A paved driveway provides off-road parking for multiple vehicles and is partially enclosed to both sides, creating a defined boundary. A step leads up to the main entrance door, which is sheltered by a storm porch, while gated side access leads through to the rear garden.



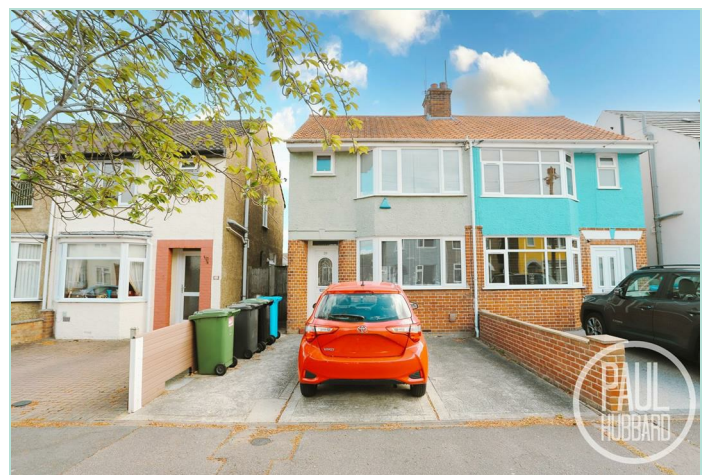
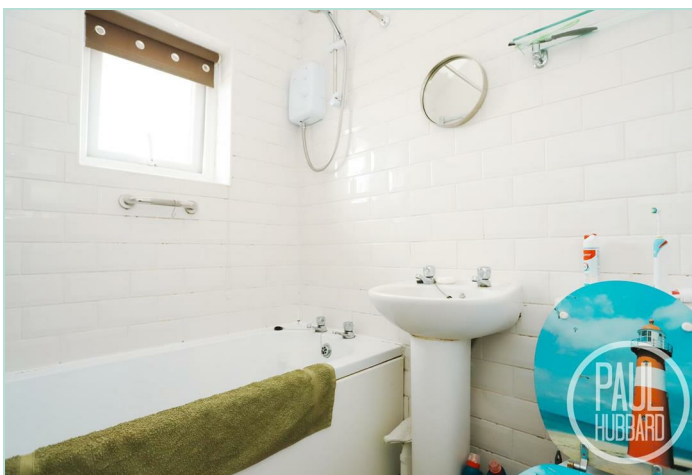
A spacious, low-maintenance rear garden featuring paved pathways, shingle areas, and decking, complemented by planted borders. Additional benefits include two timber storage sheds, a greenhouse, an outdoor tap, and gated rear access. The garden is fully enclosed by panel fencing, offering a good degree of privacy.

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.



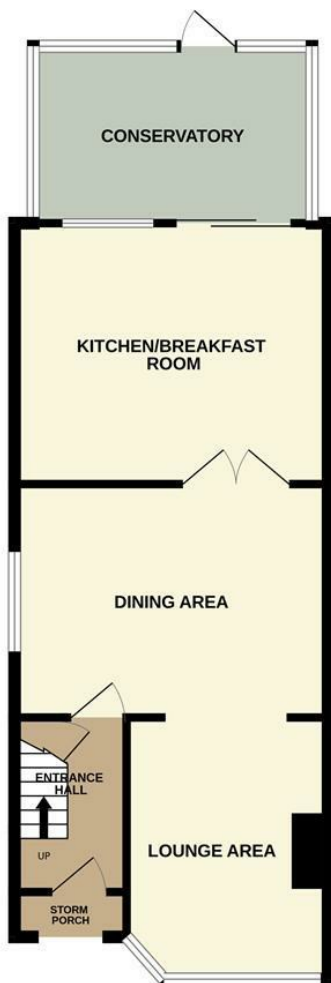




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
 599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
 425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.

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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