

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£160,000**  
 Offers In Excess Of



Whilst every attempt has been made to ensure the accuracy of the floorplan presented 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 are not to be used as a guarantee as to their operability or efficiency and for general information only.



**Burton Street**  
 Lowestoft, NR32 1TR

- Bay fronted family home
- 3 separate bedrooms
- 2 reception rooms
- Modern decor throughout
- Ground floor cloakroom
- Extended ground floor
- Spacious kitchen open with utility/ breakfast room
- Fully enclosed rear garden
- Close to local amenities, shops & schools
- Nearby great transport links

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 NR33 0BB

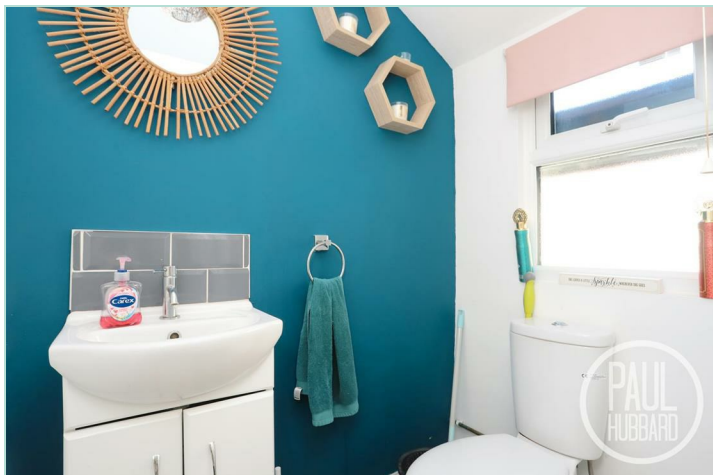
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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### Summary

This bay-fronted family home offers three bedrooms, two reception rooms, and a spacious extended kitchen/breakfast/utility area, all finished in modern décor with a ground floor cloakroom. The property features a paved frontage, while the fully enclosed rear garden includes an artificial lawn, paved seating area, planted beds, a brick-built garden store, and gated rear access. Conveniently located close to local amenities, shops, schools, and excellent transport links, this home provides a comfortable and practical living space for families.

### 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.

### Porch Entrance

Composite entrance door to the front aspect, fitted carpet, cupboard housing the consumer unit and a door opening into the hallway.

### Hallway

Vinyl flooring, radiator, stairs to the first floor and doors opening into the sitting room, dining room and kitchen/breakfast room.

### Sitting Room

4.32 max x 3.91  
Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiators and a recessed fireplace.

### Dining Room

3.94 x 3.31  
Fitted carpet, UPVC double glazed window to the rear aspect, recessed fireplace, radiator and an under-stair storage cupboard.

### Kitchen/ Breakfast Room

6.08 max x 2.65  
Vinyl flooring, x3 dual aspect UPVC double glazed windows, x2 radiators, spotlights, units above & below, laminate flooring, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven, washing machine, tumble dryer, dishwasher & an American-style fridge freezer, built-in stainless steel extractor hood, space for a breakfast table if desired and doors opening into the cloakroom & out to the rear garden.

### Cloakroom

1.56 x 1.05  
Vinyl flooring, UPVC double glazed obscure window to the side aspect, electric radiator, toilet and a pedestal wash basin with hot & cold taps.

### Stairs leading to the first floor landing

Fitted carpet, fitted carpet, and doors opening into bedrooms 1-3.

### Bedroom 1

5.00 x 2.45  
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening into the bathroom.

### Bathroom

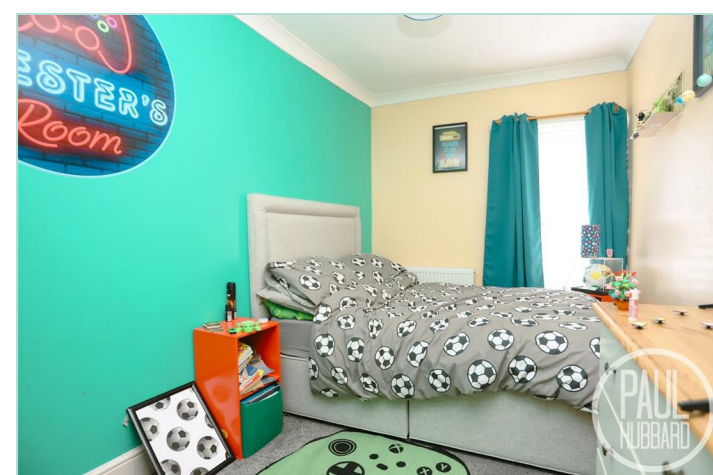
3.09 x 2.68  
A step down to the bathroom which features vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, spotlights, radiator, toilet, wash basin set into a vanity unit with a mixer tap, p-shape panelled bath with a mixer tap, a mains-fed shower set above with both hand held & rainfall heads, tile splash backs and a cupboard housing the gas combi boiler.

### Bedroom 2

3.64 x 2.52  
Fitted carpet, UPVC double glazed window to the front aspect and x2 radiators.

### Bedroom 3

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



### Outside

The paved frontage provides space for bin storage and is bordered by a surrounding brick wall, with the main entrance door located at the front of the property.

To the rear is a fully enclosed garden featuring an artificial lawn and a paved seating area, ideal for a table and chairs if desired. The garden also benefits from a brick-built garden store, planted beds, and is enclosed by a combination of brick wall and panel fencing, with gated access to the rear.

### 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.

