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Waveney Crescent

Suffolk, NR33 0TX

- Popular South Lowestoft location
- 3 Separate bedrooms
- Driveway with off road parking
- Modern family bathroom
- Cast iron multi fuel burner
- Separate entrance hall
- Open plan lounge/diner
- Recently fitted triple glazed windows throughout
- Close to local amenities
- Ideal first time buyer home

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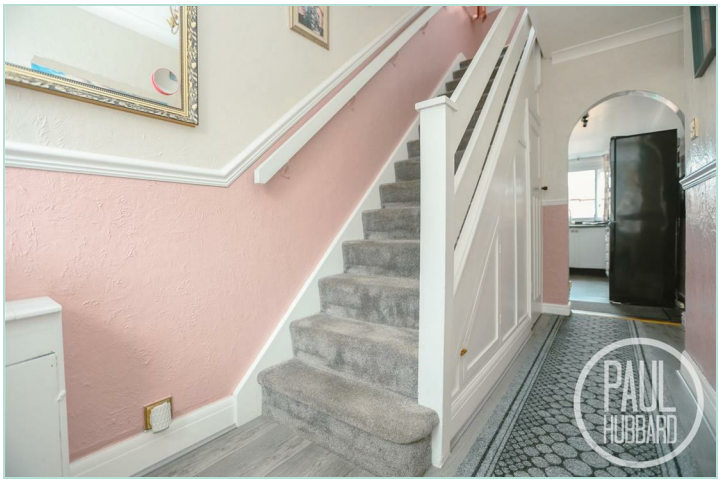


Summary

Located in popular South Lowestoft, this three bedroom home offers an ideal opportunity for first time buyers. The property includes a driveway with off road parking, a separate entrance hall, and an open plan lounge/diner with a cast iron multi-fuel burner. There is also a recently fitted modern family bathroom and triple glazed windows. The kitchen offers fitted units, space for appliances, and access to the rear garden. Upstairs are three separate bedrooms.

Externally, there is a low maintenance front driveway and a rear garden with lawn, shrub borders, a raised decked seating area, log stores, an outside tap, and a timber shed with power. Conveniently located close to local amenities, offering a great opportunity to put your own stamp on it!

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.

Entrance Hall

Laminate flooring throughout, UPVC double glazed entrance door and windows to the front aspect, a radiator, carpet stairs to the first floor landing, dado rail, opening to the kitchen and doors opening to the lounge/diner and under stairs storage cupboard.

Kitchen

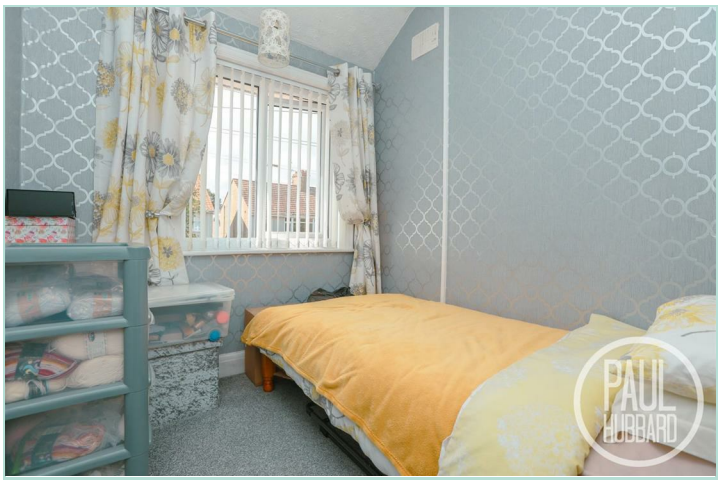
3.89m x 1.95m

Vinyl flooring throughout, UPVC triple glazed window to the rear aspect, a radiator, units above and below, laminate work surfaces, tile splash backs, stainless steel sink with drainer, space for appliances including a washing machine, fridge/freezer and Rangemaster style oven. A stable door opens to the rear garden.

Lounge/Diner

7.66m into bay x 3.28m max

Carpet flooring throughout, UPVC triple glazed bay window to the front aspect and double glazed french doors to the rear aspect opening into the garden, x2 radiators and a cast iron multi fuel burner.



First floor landing

Laminate flooring throughout, UPVC triple glazed window to the side aspect, dado rail, loft hatch and doors opening to the bathroom and bedrooms 1-3.

Bathroom

1.69m x 1.67m

A recently fitted modern bathroom with UPVC triple glazed window to the rear aspect, laminate flooring throughout, tiled walls, a radiator, toilet, pedestal hand wash basin and bath with mains fed shower above.

Bedroom 1

3.91m into bay x 2.58m

Carpet flooring throughout, UPVC triple glazed bay window to the front aspect and a radiator.

Bedroom 2

3.61m x 3.26m max

Carpet flooring throughout, UPVC triple glazed window to the rear aspect, radiator and door opening to a built in storage cupboard which houses the gas boiler

Bedroom 3

2.33m x 2.05m

Carpet flooring throughout, UPVC triple glazed window and a radiator.

Outside

To the front of the property is an easily maintained concrete driveway providing off road parking, with a low timber fence border. A timber gate provides access to the rear, while steps lead up to a storm porch.

A concrete pathway runs along the side of the property, providing access to multiple log stores, before leading to a further concrete area within the main garden, where additional log storage and an outside tap are situated. The pathway continues to a laid lawn bordered by established shrubs, with a raised decked seating area positioned at the bottom of the garden. A timber garden shed, benefiting from a dedicated electrical supply, provides useful additional storage.

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.

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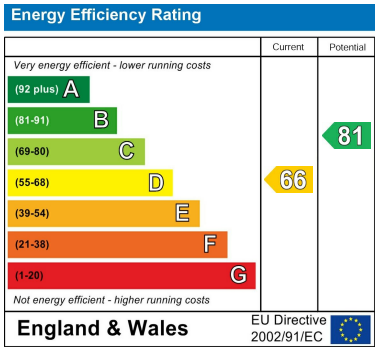
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council



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