

£240,000
Asking Price



Dell Road East

Lowestoft, NR33 9LB

- Stunning detached bungalow
- Chain free
- Recently renovated to high standard
- South facing garden
- 2 Double bedroom's
- Gas central heating
- Brand new kitchen with integrated appliances
- Off road parking for multiple vehicles
- Close to local shops, schools and amenities
- Close to transport links





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

UPVC double glazed door to the front aspect, vinyl flooring, a radiator, loft access and doors to the bedrooms, bathroom and living room.

Bedroom 1

2.6m x 2.5m

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

Bedroom 2

3.2m x 3.4m

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



Bathroom

2.6m x 1.5m

UPVC double glazed obscure window to the side aspect, vinyl flooring, toilet, a sink with mixer tap set into vanity unit, walk-in shower with mains-fed waterfall and handheld attachment, aqua board wall panels, and a heated towel rail.

Sitting Room

4.3m x 3.2m

UPVC double glazed window to the rear aspect, fitted carpet, electric fire and a radiator.



Kitchen

2.6m x 2.6m

UPVC double glazed window to the rear aspect and UPVC double glazed door leading into conservatory. Herringbone effect vinyl flooring. A radiator, stainless steel sink with mixer tap and draining board, units above and below with laminate wood effect surfaces. Integrated fridge freezer, oven and electric hob with extractor fan.



Conservatory

6.2m x 1.5m

Dual aspect UPVC double glazed windows, UPVC double glazed door leading to rear garden. Herringbone effect vinyl. Storage cupboard housing the gas combi boiler.

Outside

South facing rear garden, patio area with shingle borders and large-format grey stone-effect paving slabs. The garden is mainly laid to lawn, with a paved pathway leading to a shed at the rear. The garden is enclosed by timber fencing and benefits from established borders and planted areas, providing a private and low-maintenance outdoor space. To the front is a brick patched drive way with off road parking for multiple vehicles, half enclosed with a brick wall.

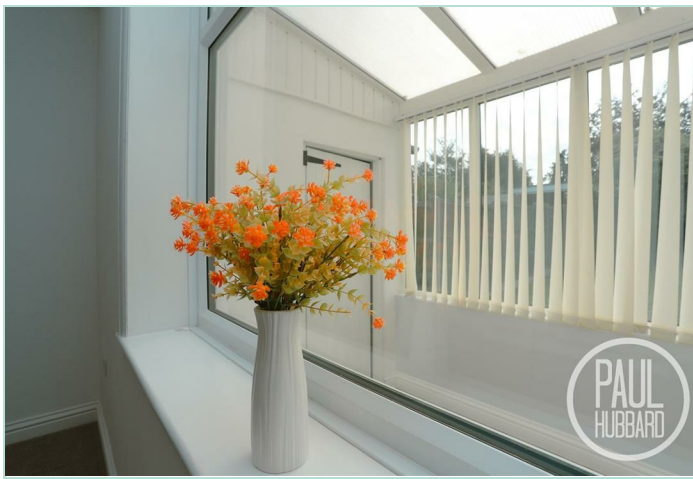


Financial Services

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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