

£280,000
Offers In Excess Of

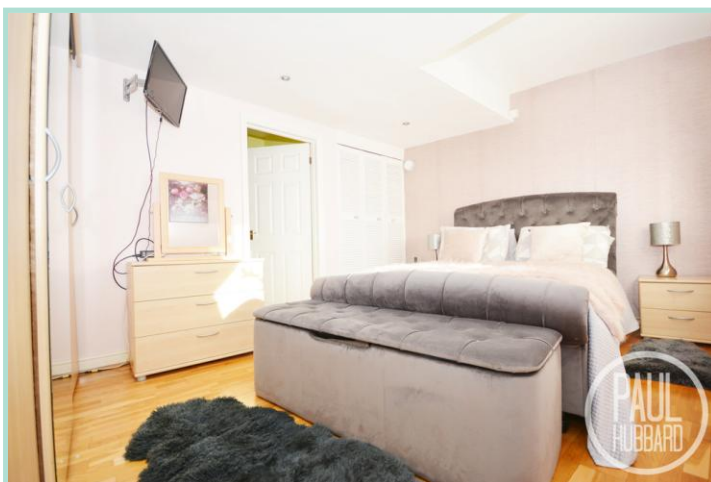
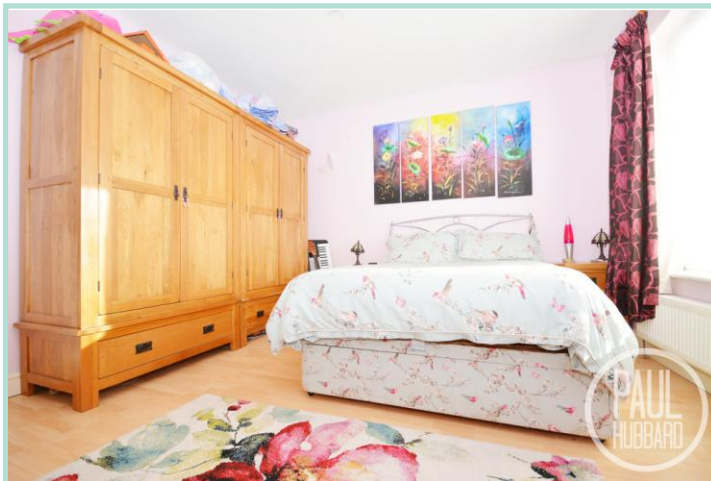


Marham Road

Lowestoft, NR32 2SU

- Stunning detached family home
- Spacious 4 separate bedrooms
- Ample parking with garage
- Open plan kitchen diner
- Additional study/sun room





Description:

LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 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 front aspect, oak flooring, radiator, stairs leading to first floor landing, doors opening to under stairs storage cupboards, sitting room and dining room.



LOUNGE

18' 0" x 12' 9" (5.5m x 3.9m)

UPVC double glazed window to side aspect, bay window to front aspect, oak flooring, electric fire and radiator.



DINING ROOM

12' 5" x 9' 10" (3.8m x 3.0m)

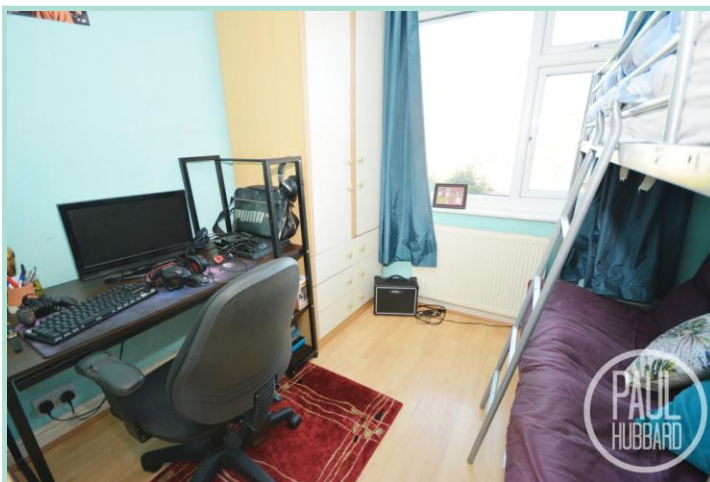
Oak flooring, radiator, electric fire, openings to kitchen and sun room/study.



SUN ROOM/STUDY

9' 10" x 8' 10" (3.0m x 2.7m)

UPVC double french doors to rear aspect opening into the garden, oak flooring and radiator.



KITCHEN/BREAKFAST ROOM

11' 9" x 11' 1" (3.6m x 3.4m)

UPVC double glazed window to side aspect, door to rear aspect opening into the garden, oak flooring, radiator, island with solid oak work surface and breakfast bar. Units above and below with oak work surfaces, part tile walls, ceramic sink with drainer.

Integrated dishwasher, oven and microwave, 5 ring gas hob,

extractor fan along with space for fridge freezer. Door opening to utility room.

UTILITY ROOM

5' 6" x 4' 7" (1.7m x 1.4m)

Oak flooring, wall mounted gas combi boiler, laminate work surface with space below for appliances including a washing machine and tumble dryer and door opening to WC.

WC

5' 6" x 2' 7" (1.7m x 0.8m)

UPVC double glazed window to rear aspect, vinyl flooring, radiator, toilet and hand wash basin.

STAIRS LEADING TO FIRST FLOOR LANDING

UPVC double window to side aspect, carpet flooring, loft hatch, doors opening to bathroom and bedrooms 1-4.



BATHROOM

9' 2" x 5' 10" (2.8m x 1.8m)

UPVC double glazed window to rear aspect, tile flooring, heated towel rail, tile walls, vanity unit with inset wash basin, toilet and panelled bath with mains fed shower above.

BEDROOM 1

15' 1" x 9' 10" (4.6m x 3.0m)

UPVC double glazed window to front aspect, laminate flooring, radiator, doors opening to dressing room/storage cupboard and en-suite.

ENSUITE

9' 2" x 4' 7" (2.8m x 1.4m)

UPVC double glazed window to rear aspect, tile flooring, part tile walls, heated towel rail, toilet, bath with mains fed shower above and vanity unit with inset wash basin.

BEDROOM 2

15' 8" x 11' 5" (4.8m x 3.5m)

x2 UPVC double glazed windows to front aspect, laminate flooring and radiator.

BEDROOM 3

11' 5" x 8' 2" (3.5m x 2.5m)

UPVC double glazed window to front aspect, laminate flooring and radiator.

BEDROOM 4

9' 6" x 9' 2" (2.9m x 2.8m)

UPVC double glazed window to rear aspect, laminate flooring and radiator.

OUTSIDE

To the front of the property a fully enclosed laid lawn front garden with feature pond that leads up to the main entrance door.

To the side of the property a paved driveway with off road parking spaces for multiple vehicles which leads up to timber gates opening to the rear garden and level timber gate

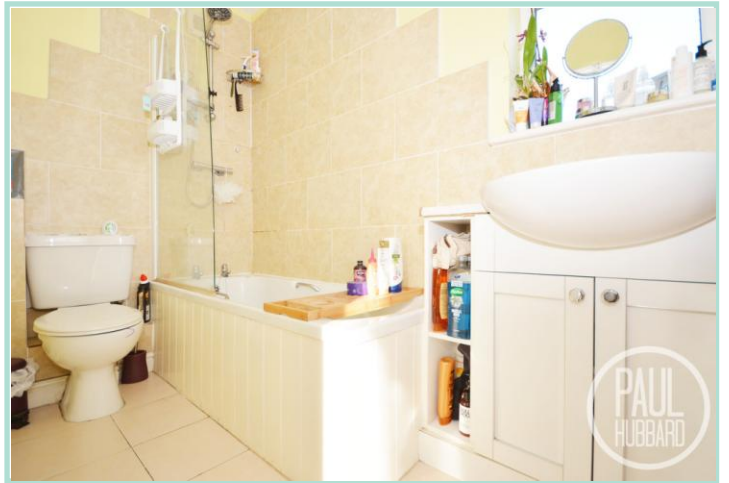
opening to the front garden with access to the main entrance door.

To the rear of the property a brick weave sheltered storage area which leads up to a paved pathway, patio seating area and sizeable laid lawn garden which houses a greenhouse and timber garden shed, all fully enclosed within a timber fence surround.

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



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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