



1 Hilltop Green

North Lowestoft, Lowestoft, NR32 4EP

£260,000



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North Lowestoft, Lowestoft,
NR3 1PP

NEW TO MARKET - This WARNEs built detached property has had one owner since new and resides high up on a large plot in North Lowestoft with panoramic views from the sea, across Kessingland and as far a field as Loddon on a clear day!

Once through the modern composite front door into the Entrance Hall, the property comprises a modern Shower Room with a corner shower, vanity wash basin and W.C. on your left. On your right is a bright versatile room such as an office or snug. A sliding French door leads into a spacious lounge with its own door leading back into the hall with a pair of storage cupboards. The kitchen features wall and base units, additional store cupboards, a one and a half bowl drainer sink and a side door leading to the gated side of the covered driveway.

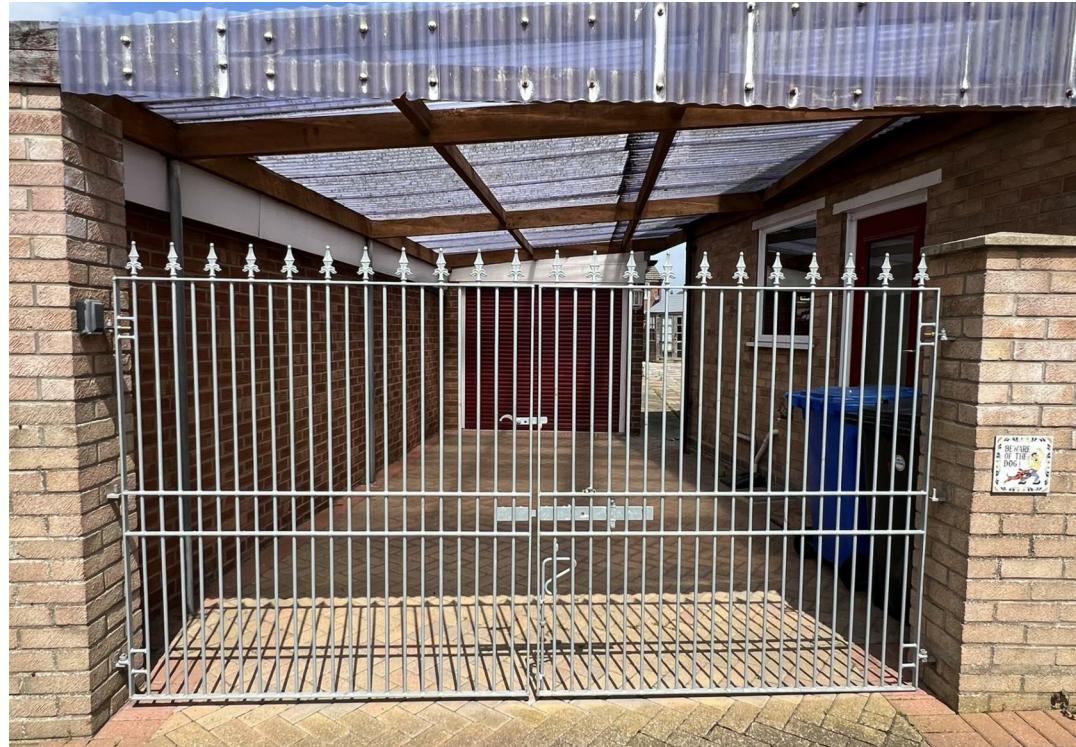
Up the stairs to the landing and 3 separate bedrooms, the smallest features an over stairs cupboard, the Master offers a Sharps fitted double and single wardrobes with matching furniture, Bedroom 2 also features fitted wardrobes. The W.C. is adjacent and separate to the bathroom which requires modernisation and a bath. The airing cupboard is on the landing and offers the ideal solution to access a new Master Ensuite bedroom if a 2 storey extension (stp) were built.

The loft is boarded out and features automatic lighting and a fitted loft ladder.

Outside is a large brick weave driveway offering multi vehicle parking, double metal gates lead to a handy covered portion of the drive in front of the garage which is 30 feet long and double length that features power, lighting, side garden access and an electric roller door. A metal gate leads to the large rear garden that is low maintenance, fully enclosed and laid with paving stones.

Services

Mains gas, water / waste and electricity.





Entrance Hall
14'11" x 5'1" (max) (4.57 x 1.56 (max))

Shower Room
6'7" x 5'9" (2.01 x 1.77)

Office/Snug
11'0" x 5'11" (3.37 x 1.81)

Lounge
20'4" x 12'9" (6.2 x 3.9)

Kitchen
9'10" x 8'7" (3.01 x 2.62)

Master Bedroom
11'1" x 11'1" (3.4 x 3.4)

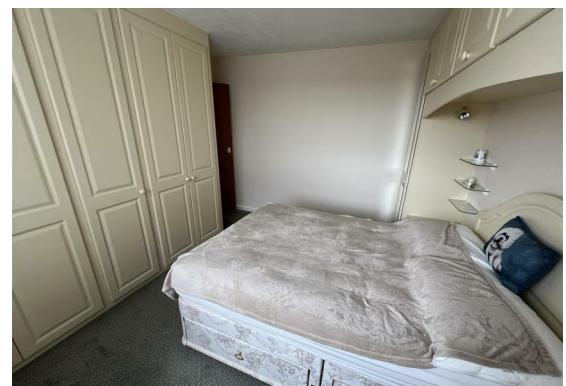
Bedroom 2
12'4" x 11'1" (3.76 x 3.4)

Bedroom 3
8'1" x 6'11" (2.48 x 2.12)

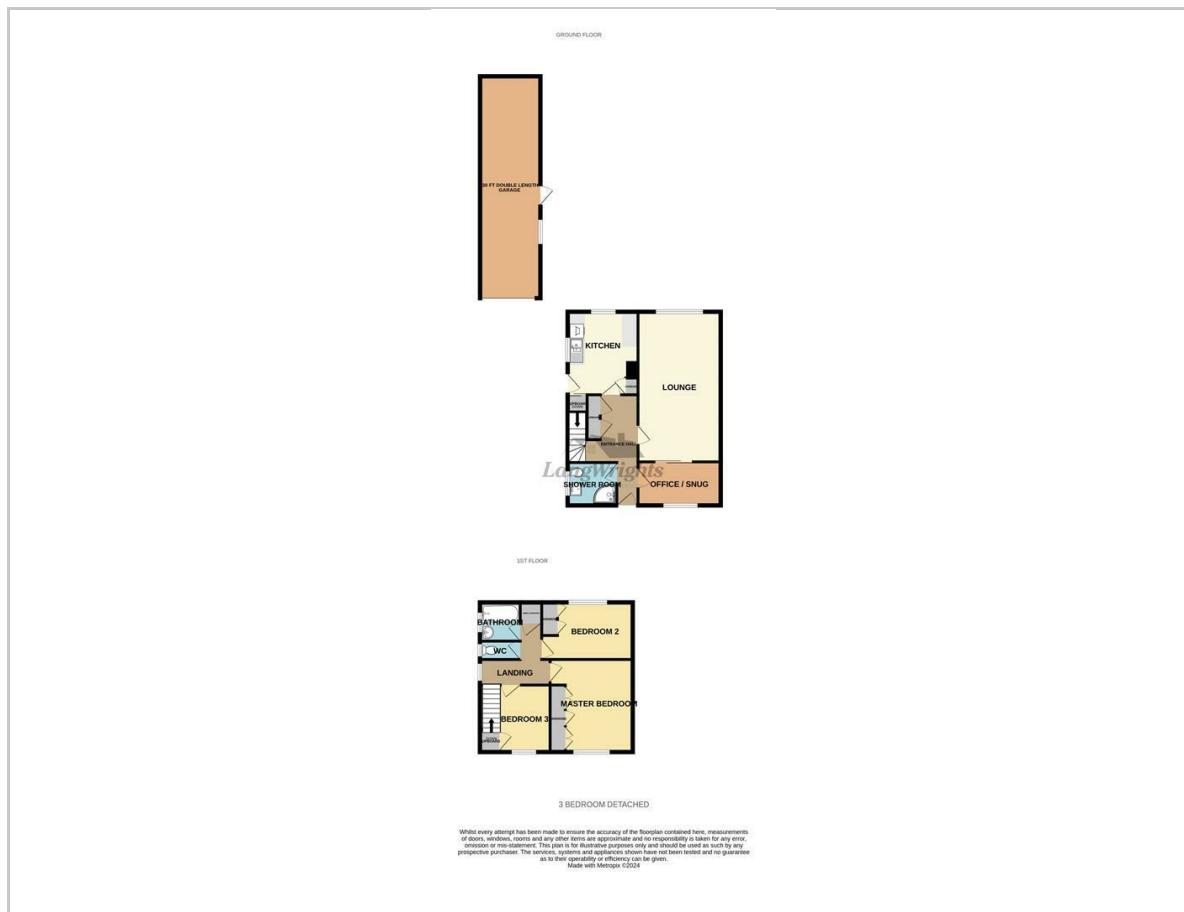
W.C
5'4" x 2'7" (1.65 x 0.80)

Bathroom
5'4" x 5'1" (1.65 x 1.57)

Double Length Garage
30'1" x 8'2" (9.17 x 2.49)



Floor Plan



Viewing

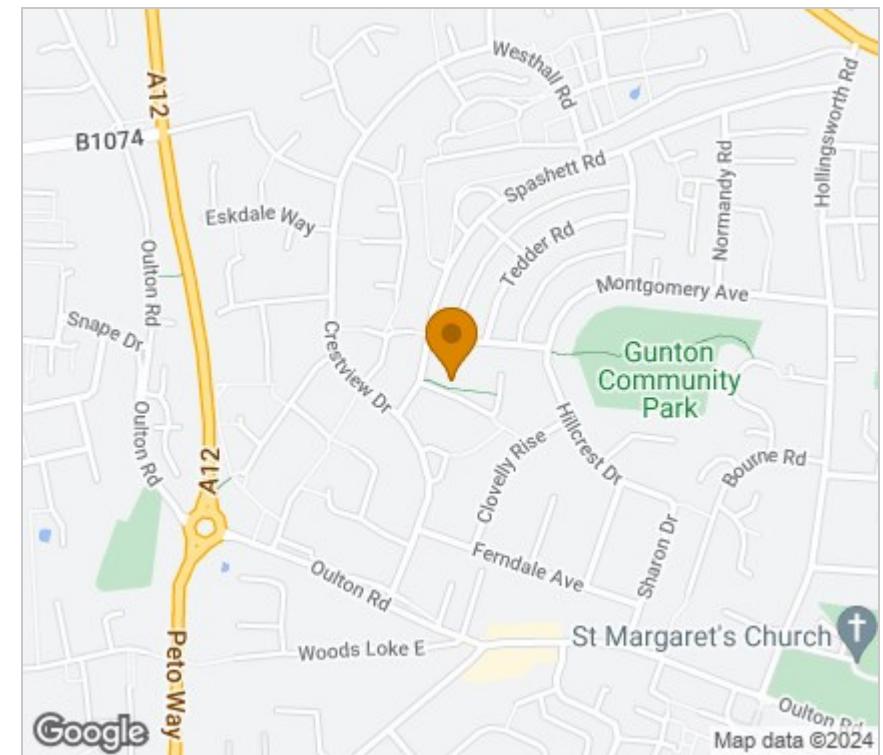
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if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

