



**9 Hopelyn Close**  
, Lowestoft, NR32 4BX  
£155,000

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# 9 Hopelyn Close, Lowestoft, Suffolk, NR32 4BX

Located in the tranquil cul-de-sac of Hopelyn Close, Lowestoft, this charming semi-detached house presents an excellent opportunity for those seeking a family home with great potential to alter and update, boasting two spacious reception rooms, this property has the ability to combine the kitchen and dining room to provide a fantastic area which could form the heart of the home ideal for social gatherings.

Outside, the large garden offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. There is also potential for off-road parking, adding to the convenience of this lovely home.

With its quiet location and the promise of transformation, this semi-detached house on Hopelyn Close is a fantastic opportunity for those looking to make their own mark. Whether you are a first-time buyer or seeking a project to update and personalise, this property is well worth a visit.

## UPVC door to:-

### ENTRANCE HALL

stairs to first floor, cupboard under, radiator.

### LOUNGE

upvc double glazed window overlooking the front garden, ornamental fireplace, radiator.

### DINING ROOM

upvc window, radiator.





**KITCHEN**  
range of base and wall units, one and a half drainer sink unit, recess and plumbing for automatic washing machine, gas cooker point, fitted cupboard, intergas gas boiler, upvc double glazed window and door.

**FIRST FLOOR AND LANDING**  
access to roof void, fitted cupboard.

**BEDROOM 1**  
upvc double glazed window, radiator, double fitted wardrobe cupboard.

**BEDROOM 2**  
upvc double glazed window, radiator, fitted cupboard.

**BEDROOM 3**  
upvc double glazed window, radiator, cupboard.

**SEPARATE WC**  
low level suite, upvc double glazed window, radiator.

**SHOWER ROOM**  
walk-in shower, pedestal hand basin, radiator, upvc double glazed window.



## OUTSIDE

To the front, gardens laid to lawn, paved pathway. To the side of the property is a further enclosed area. To the rear, garden laid mainly to lawn enclosed by timber fencing, brick out building, partable walkway providing access to a second good size garden laid mainly to lawn having double gates and potential for off road parking.

## TENURE

Freehold

## COUNCIL TAX BAND

A

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Cable - Ultrafast 1800 Mbps download 1000 Mbps upload

\* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

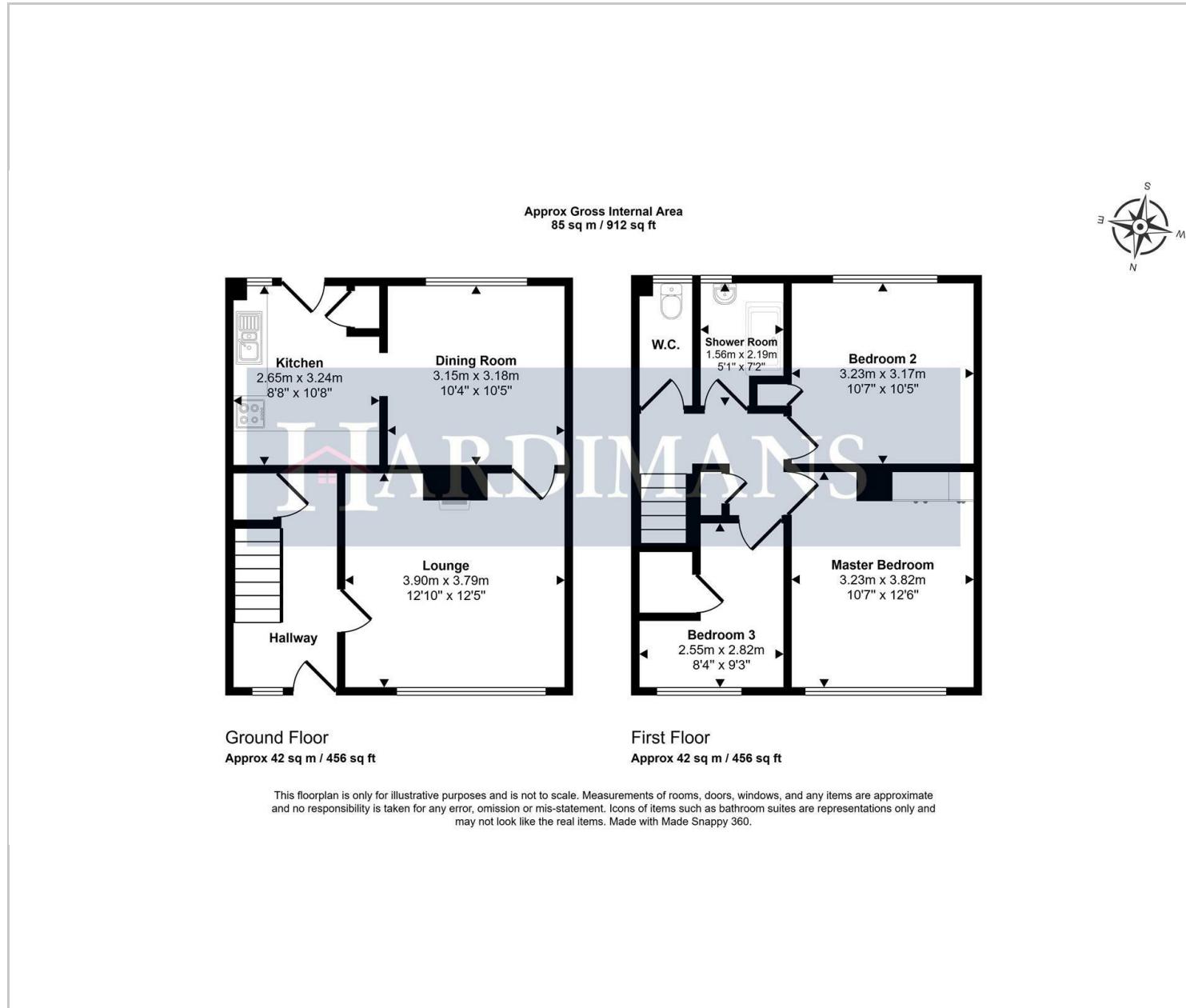


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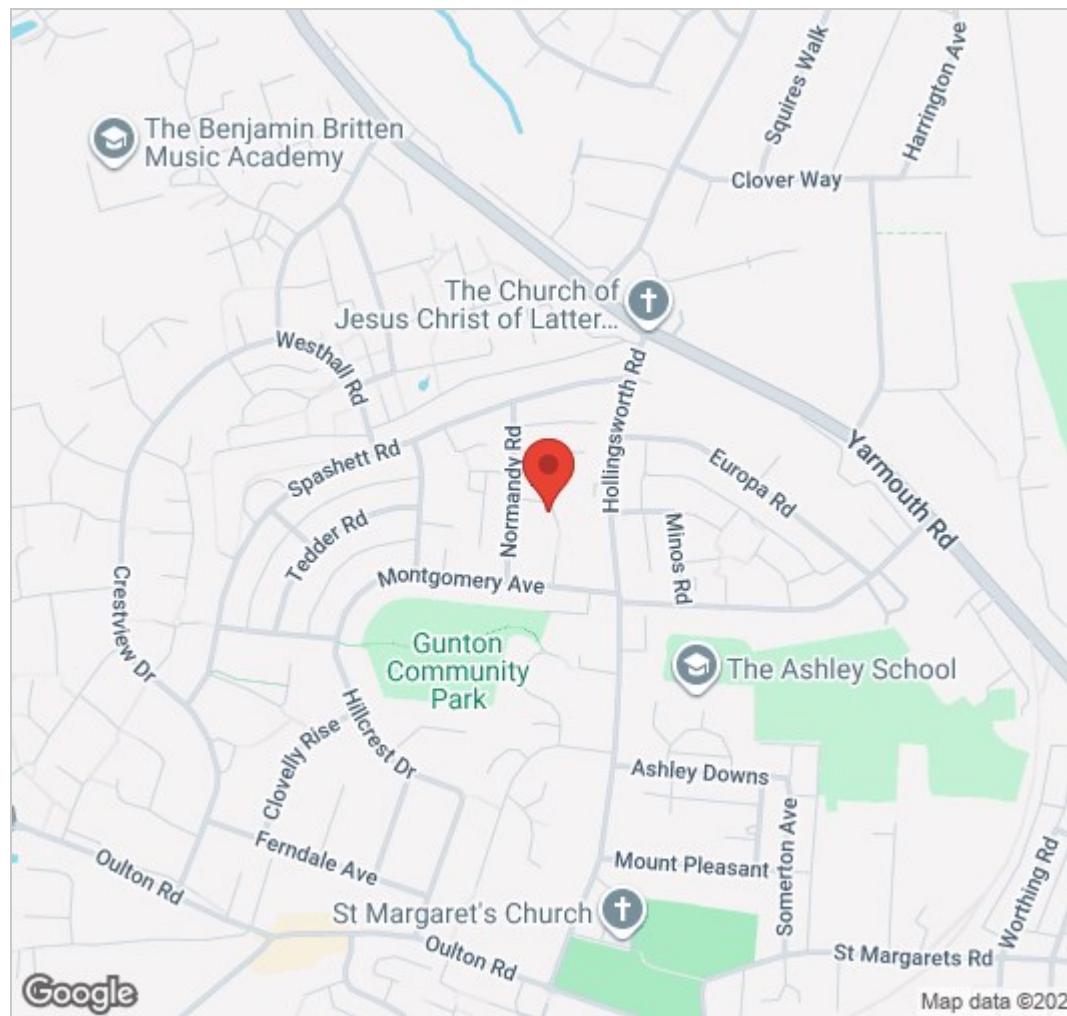


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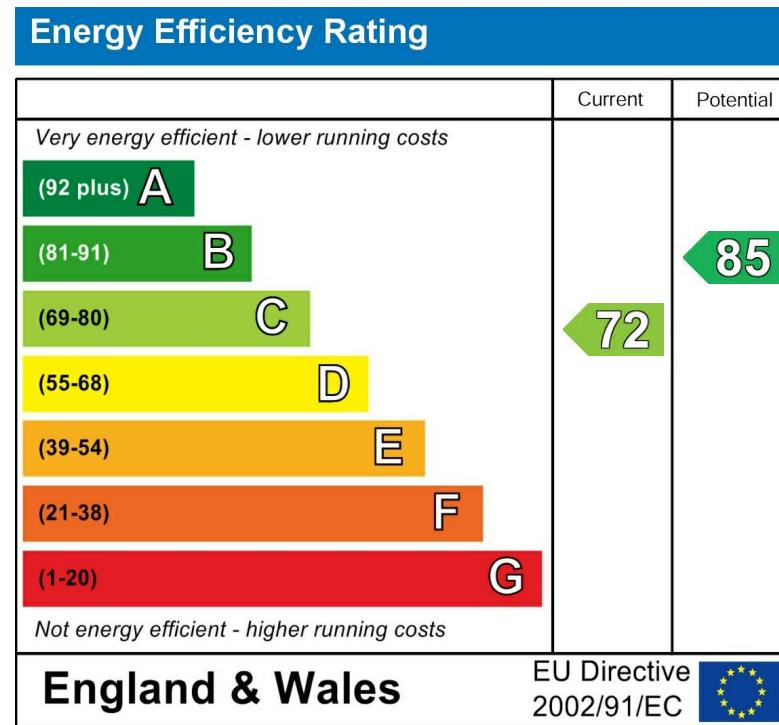
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999  
if you wish to arrange a viewing appointment for this property or require further information.

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