

# HARDIMANS



**38 Colville Road**  
Oulton Broad, Lowestoft, NR33 9QT  
**£475,000**



## 38 Colville Road, Oulton Broad, Lowestoft, Suffolk, NR33 9QT

Nestled in a quiet cul de sac set well back from the road, this superb five-bedroom family home offers an exceptional living experience. The property boasts a spacious lounge with potential for an open fire, separate dining room and well fitted kitchen, perfect for family gatherings or entertaining guests, providing a warm and inviting atmosphere.

One of the standout features of this residence is the large conservatory, which floods the home with natural light and creates a delightful space to relax while overlooking the garden. The private plot spans an impressive 0.13 acres, offering ample outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air in a tranquil setting.

Additionally, the property includes a double garage, providing convenient storage, and more than ample car parking for a large family.

This home is ideal for families seeking a blend of comfort, space, and privacy in a desirable location. With its generous living areas and outdoor space, it presents a wonderful opportunity to create lasting memories in a delightful environment. Don't miss the chance to make this splendid property your own.

**Composite double glazed door to:-**





**GOOD SIZE ENTRANCE PORCH**  
with further upvc opaque glazing, inset ceiling spot lighting, upvc door to:-

### UTILITY ROOM

plumbing for automatic washing machine, space for tumble dryer, Baxi gas boiler, foam lagged copper cylinder, tiled floor, upvc window.

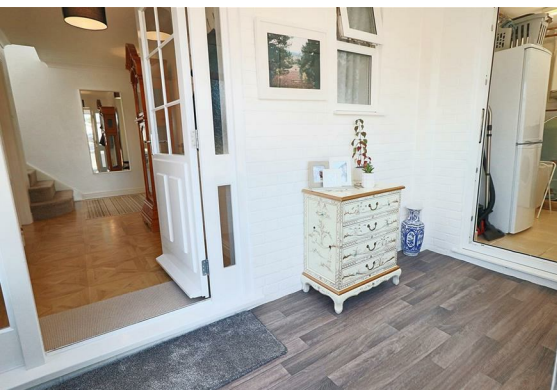


### PARTICULARLY SPACIOUS ENTRANCE HALL

with radiator, feature wood effect flooring, stairs to first floor.

### FITTED SHOWER ROOM

double walk-in shower cubicle with a Triton shower unit, low level wc, pedestal washbasin, radiator, extractor fan, upvc opaque glazed window.



### KITCHEN

fitted in a range of modern base and wall units in an attractive range of painted green fronted units, one and a half bowl sink, electric cooker panel, stainless steel extractor canopy, tiled splashback, tiled floor, double aspect windows with upvc double glazing, radiator, opening to side entrance fitted worktop and further storage area, upvc double glazed side door.



### DINING ROOM

laminate flooring, radiator, double doors connecting to conservatory.

## LOUNGE

with double aspect windows, upvc double glazing, radiator, ornamental fireplace. Note: The property has a chimney breast and there is the possibility of having an open flue for fire if required, double doors to:-

## CONSERVATORY

brick/upvc construction, glass roof, tiled floor, connecting door to dining room, further double doors to rear patio and garden.

## SECOND RECEPTION/BEDROOM 5

upvc double glazed window overlooking the garden, double radiator, laminate flooring.

## STUDY

upvc double glazed window overlooking the rear garden, radiator, laminate flooring.

## STAIRS TO HALF LANDING AND FULL LANDING

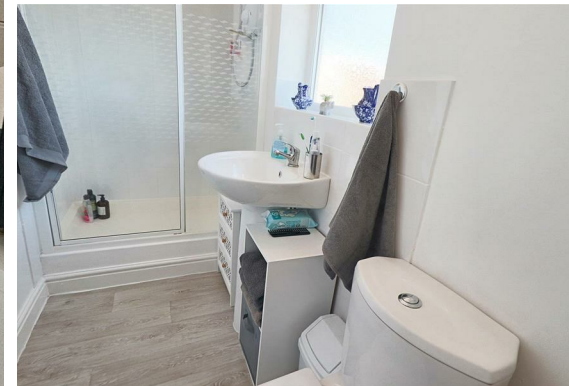
velux window, radiator.

## MASTER BEDROOM

upvc double glazed window, radiator, tv point.

## EN SUITE SHOWER ROOM

double shower cubicle with a Mira shower unit, pedestal washbasin, low level wc, radiator, extractor fan, upvc opaque glazed window, inset ceiling spot lighting.





## **BEDROOM 2**

upvc double glazed window, radiator, access to roof void.

## **FAMILY BATHROOM**

corner bath, hot and cold shower mixer, low level wc, vanity washbasin, white gloss cabinet, part tiled walls, radiator, extractor fan, upvc opaque glazed window.



## **BEDROOM 3**

upvc double glazed window, radiator, access to roof eaves, tv point.

## **BEDROOM 4**

upvc double glazed window, radiator.

## **OUTSIDE**

To the front, a wide entrance leading to brick pavier driveway providing more than ample car standing and turning areas, timber fencing, brick retaining walls. To the rear, good size private gardens laid mainly to lawn enclosed by brick retaining walls and timber fencing, well stocked flower and shrub borders, paved patio area. To the side of the property is a timber gate and fence which could easily be removed to provide an extended driveway which comprises a brick pavier area providing further car standing leading to garage.



## **DETACHED DOUBLE GARAGE**

with power and light, double up and over and personal door. The garage has been internally insulated and lined to provide extra insulation.

## **TENURE**

Freehold

## COUNCIL TAX BAND

E

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Fixed Wireless - Ultrafast 1800mbps download speeds - 220mbps upload speeds

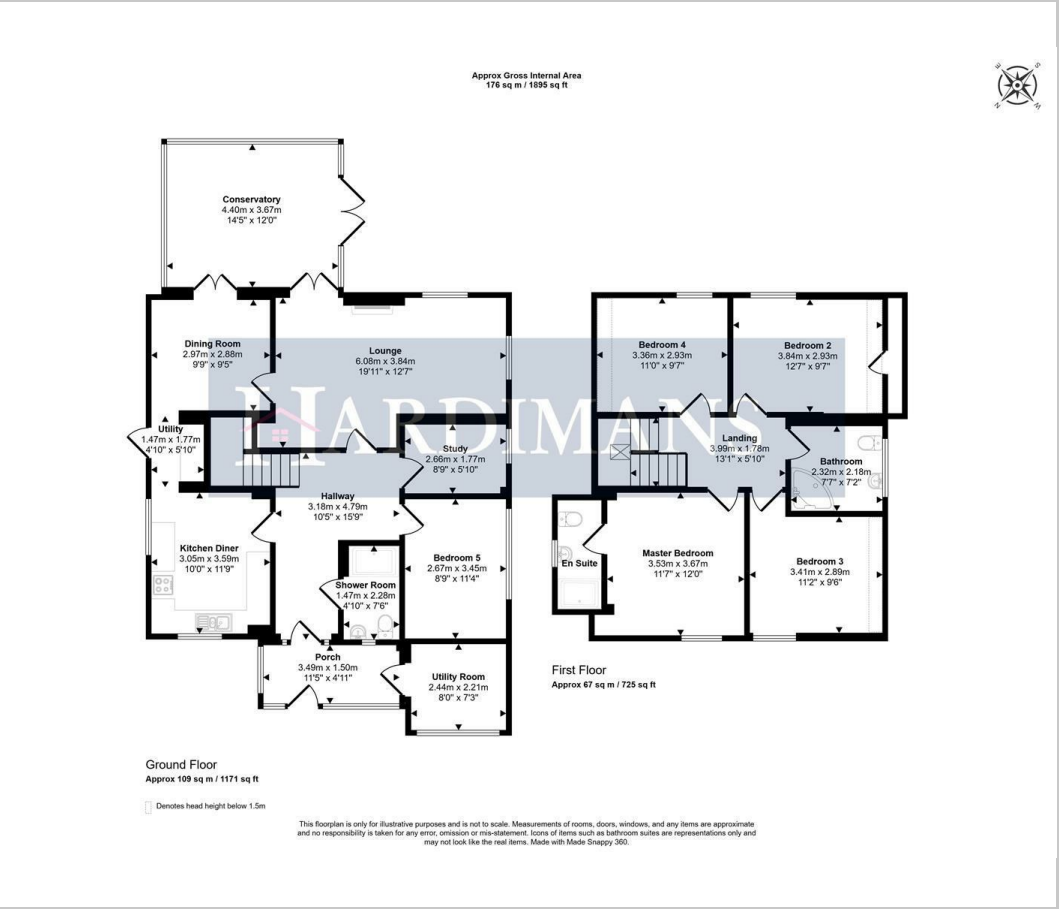
\* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY

\* 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.





Floor Plan



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

