



Howley Gardens, Lowestoft, NR32 4WF

£350,000

- NO CHAIN
- 2 RECEPTIONS
- BATHROOM & ENSUITE
- SECLUDED POSITION
- KITCHEN WITH INTEGRAL APPLIANCES
- PRIVATE GARDENS
- SUBSTANTIAL
- 3 BEDROOMS
- DOUBLE GARAGE & DRIVEWAY

SUBSTANTIAL detached bungalow offers GREAT PRIVACY; set in a cul-de-sac overlooking green land & enjoys a SECLUDED position...

Set on the Parkhill development in North Lowestoft this bungalow is an EXCEPTION TO THE RULE with NO ONWARD CHAIN; this could be the hassle-free purchase you've been waiting for.

Just off the A47 making the commute to nearby towns easily accessible whether by car or public transport & close to amenities including shops, eateries, the Norfolk Broads & the East Coast beaches.

DON'T MISS OUT - call to VIEW 01502 576840



Council Tax Band: D



HALLWAY

With access to all areas the hallway features built-in storage cupboards and houses the consumer unit and gas central heating / hot water combination boiler. Fitted carpet, radiator, power points and loft access with ladder, partially boarded with light.

LOUNGE

5.34m x 4.15m (17'6" x 13'7")

Substantial lounge overlooks the front of the home; fitted carpet, uPVC double glazed window, radiators, wall lighting, TV / power points and electric fire with surround and mantel. French double doors into...

DINING ROOM

3.12m x 3.10m (10'2" x 10'2")

With uPVC double glazed patio doors opening out to the rear garden, this dining room has fitted carpet, radiator, power points and service hatch from the...

KITCHEN

3.21m x 3.08m (10'6" x 10'1")

An array of wall and base units with worktop, under counter lighting, inset sink / drainer and integral appliances include dishwasher, fridge and double wall oven with gas hob and extractor fan. Tiled flooring, uPVC double glazing, radiator, power points and part glazed door to the rear garden.

BATHROOM

3.02m x 1.81m (9'10" x 5'11")

Site comprises a pedestal basin, WC and bath with mixer tap and screen. LVT flooring, opaque uPVC double glazed window, radiator and extractor fan.

BEDROOM 1

3.70m x 3.32m (12'1" x 10'10")

Principal bedroom of the home with rear aspect; fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in wardrobes.

ENSUITE

Suite comprises a pedestal basin, WC and enclosed cubicle with mains shower. Vinyl flooring, opaque uPVC double glazed window, shaver point, radiator and extractor fan.

BEDROOM 2

3.69m x 3.10m (12'1" x 10'2")

Double bedroom with fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in wardrobes.

BEDROOM 3

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

Fitted carpet, uPVC double glazed window, radiator, and power points.

OUTSIDE

Secluded gardens are laid to lawn with mature shrub borders and inset trees. Rear garden enjoys paved seating areas with aggregate, inset pond and an array of plants and flowers. Outside lighting, water tap and pedestrian access to the double driveway and the...

DOUBLE GARAGE

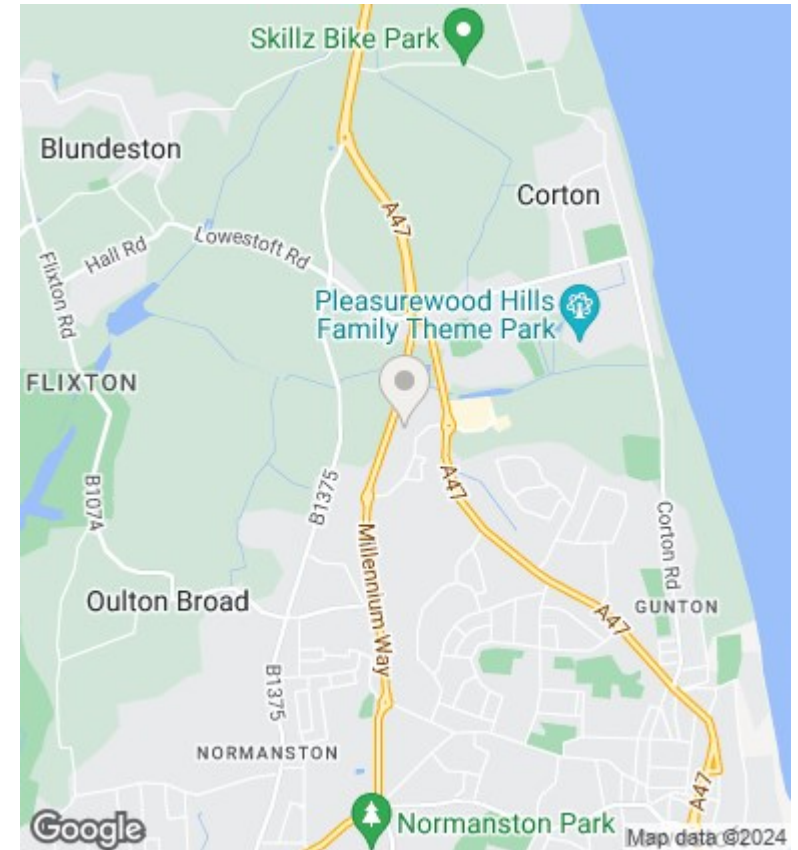
5.22m x 5.16m (17'1" x 16'11")

Brick double garage has 2 independent up and over doors, light, power points and personnel door.

GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



34 HOWLEY GARDEN, LOWESTOFT, SUFFOLK, NR32 4DF
TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.
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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE - EPC C

