



Colville Road, Lowestoft, Suffolk, NR33 9QT

£375,000

- NO CHAIN
- SPACIOUS LIVING
- KITCHEN / BREAKFAST ROOM
- LIFE ALL ON ONE LEVEL
- 3 DOUBLE BEDROOMS
- LAID TO LAWN GARDENS
- OPPORTUNITY
- 2 RECEPTIONS
- AMPLE PARKING & GARAGE

LIFE ALL ON ONE LEVEL...

SPACIOUS 3 bed DETACHED bungalow offers GREAT OPPORTUNITY, comprising entrance lobby into hallway, 2 RECEPTIONS & OPEN-PLAN kitchen / breakfast room. 3 DOUBLE bedrooms, bathroom & ensuite. Laid to lawn gardens, PLENTY of OFF ROAD PARKING & garage.

Set in South Lowestoft, close to all amenities & BOASTING its close proximity to one of the finest East Coast beaches...

WHAT are you WAITING FOR - CALL TO VIEW 01502 576840



Council Tax Band: D



ENTRANCE LOBBY INTO HALLWAY

Handy lobby allows you to leave your shoes & pop your coat in the cupboard; laminate flooring and door into the main hallway of the home that gives access to all areas. Fitted carpet, radiator, power power points and loft access in situ; cupboard houses the immersion / hot water cylinder.

CLOAKROOM / WC

Vanity cabinet with wash basin & WC; laminate flooring, radiator and power points.

LOUNGE

5.60m x 4.91m (18'4" x 16'1")

Light, bright and spacious reception; laminate flooring, uPVC double glazed bay window, radiator, TV / power points and large double glazed sliding doors open out to the rear / side garden; large opening and steps up to...

DINING ROOM

3.90m x 2.76m (12'9" x 9'0")

Plenty of room for every occasion; laminate flooring, radiator, power points and double glazed sliding doors out to the garden.

KITCHEN / BREAKFAST ROOM

5.56m x 4.32 (18'2" x 14'2")

Open-plan living; wooden wall and base units with worktop, inset sink / drainer and central island; integral appliances include dishwasher, fridge, wall oven and induction hob with extractor over. Tiled flooring, uPVC double glazed window, radiator, power points, built-in seating and table. Door to...

UTILITY ROOM

2.74m x 1.83m (8'11" x 6'0")

Worktop with inset sink / drainer and space / plumbing for your appliances. Laminate flooring, radiator, power points and gas central heating / domestic hot water boiler; door out to the rear of the property.

BATHROOM

2.90m x 2.82m (9'6" x 9'3")

4 piece suite comprises a vanity unit with inset sink, courtesy mirror, WC, bath and enclosed mains shower. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor fan.

BEDROOM 1

4.88m x 3.65m (16'0" x 11'11")

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

ENSUITE

Vanity unit with basin and enclosed mains shower cubicle; opaque uPVC double glazed window, radiator and extractor fan.

BEDROOM 2

3.68m x 3.40m (12'0" x 11'1")

Overlooking the driveway this double bedroom also benefits from built-in wardrobes; fitted carpet, uPVC double glazed bay window, radiator, TV and power points.

BEDROOM 3

3.38m x 3.04m (11'1" x 9'11")

Last double bedroom of the home; fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Low maintenance frontage provides off road parking and hardstanding for 4 / 5 vehicles; side pedestrian access to the laid to lawn rear and side garden. Borders filled with an array of plants / flowers / shrubs and a large patio area provides the perfect place for alfresco dining. Outside lighting and water tap.

GARAGE

5.09m x 3.48m > 3.72m (16'8" x 11'5" > 12'2")

Oversized single brick built garage with remote controlled vehicular door, light / power points and electric vehicle charger.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE CERTIFICATE - C

GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.

COLVILLE ROAD, LOWESTOFT, SUFFOLK

TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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