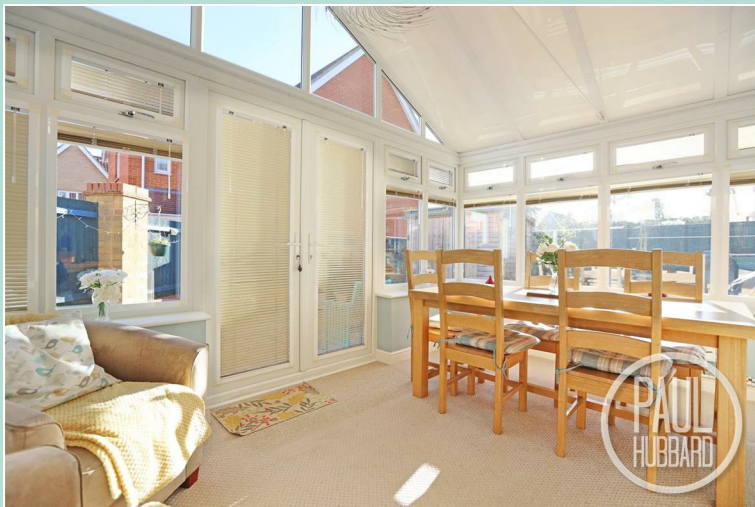


£270,000
Asking Price



Holystone Way

Lowestoft, NR33 8FP

- Ideal family home
- Detached property
- 3 Double bedrooms
- Off road parking
- Garage with light and power
- Easily maintained rear garden
- Master with ensuite
- Ground floor WC
- Heart of Carlton Colville
- TV points in all bedrooms, sitting room and conservatory

**PAUL
HUBBARD**

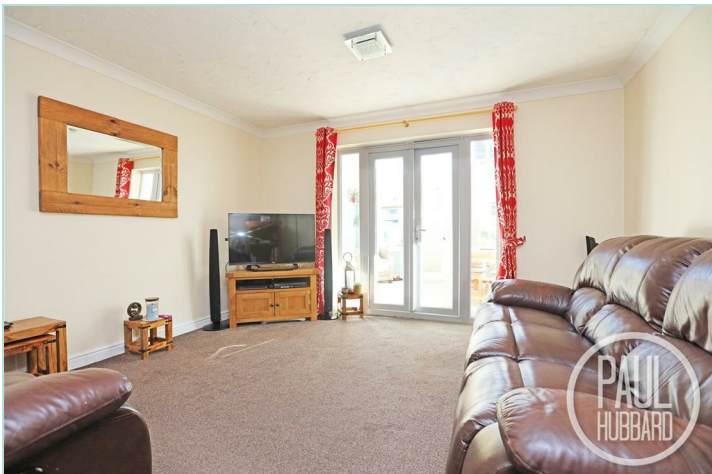


Location

This 3 bedroom detached property is nestled within a cul de sac in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

Entrance Hall

Door to the front aspect, vinyl flooring throughout, radiator, stairs to the first floor landing and doors opening to the WC, kitchen, under stairs storage cupboard and the sitting room.



WC

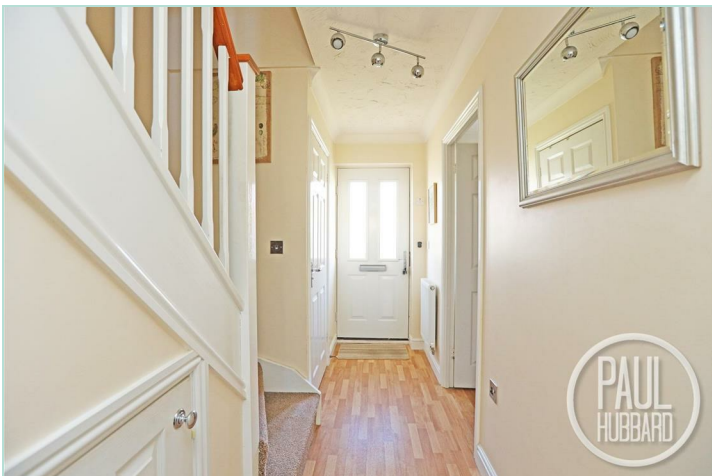
1.43m x 0.86m

UPVC double glazed window to the side aspect, vinyl flooring throughout, radiator, toilet and a slimline pedestal wash basin.

Kitchen

3.46m x 1.90m

UPVC double glazed window to the front aspect, vinyl flooring throughout, radiator, part tile walls, units above and below, laminate work surfaces, cupboards housing the water softener and gas boiler. Extractor fan, 4 ring gas hob, integrated oven and grill, stainless steel sink with drainer, space for appliances including a washing machine, dishwasher and fridge/freezer.



Sitting Room

3.96m x 3.96m

UPVC double glazed windows and French doors to the rear aspect opening into the conservatory, carpet flooring throughout and a radiator.

Conservatory

2.88m x 4.00m

UPVC double glazed French doors to the rear aspect and windows surround with integral blinds, carpet flooring throughout, glass roof and a radiator.



First Floor Landing

Carpet flooring throughout, doors opening to the bathroom, built in cupboard housing the water tank and bedrooms 1-3.

Loft hatch with ladder leading to a bordered loft space with lighting and power.



Bathroom

1.96m x 1.86m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, a radiator, toilet, pedestal hand wash basin and removable shower head over bath.

Bedroom 1

4.34m max x 3.10m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and doors opening to built in wardrobes and the en-suite.

En-suite

1.50m max x 3.09m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, heated towel rail, toilet, pedestal hand wash basin and a mains fed walk in rainfall shower with handheld attachment.



Bedroom 2

2.99m x 3.38m max

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and folding doors opening to a built in wardrobe.

Bedroom 3

2.56m x 3.96m max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to a built in cupboard.



Outside

Garage (5.97m x 2.98m)

Attached to the property, with electric up and over door to the front aspect, window and door to the rear aspect opening into the garden, light and power inside.

To the front of the property a brick weave driveway with off road parking and a laid lawn garden with decorative level fencing and a patio pathway to the main entrance door.

To the rear of the property an easily maintained, fully enclosed patio garden with timber gate to the side aspect and a timber garden shed benefitting from light and power.

Financial Services

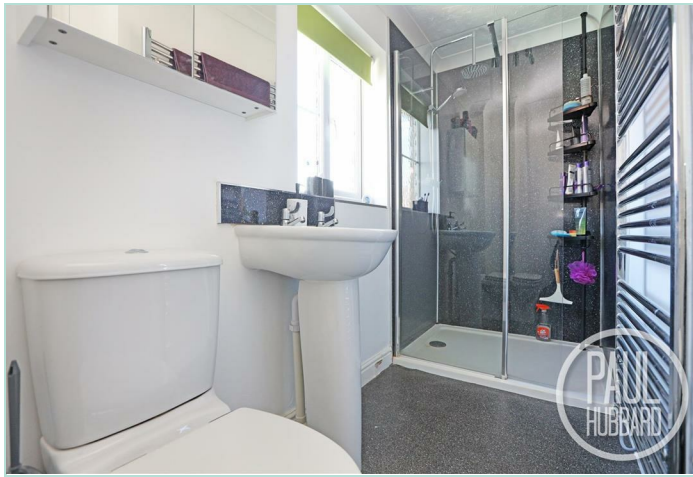
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Agent Note


TV points in all 3 bedrooms, sitting room and conservatory.



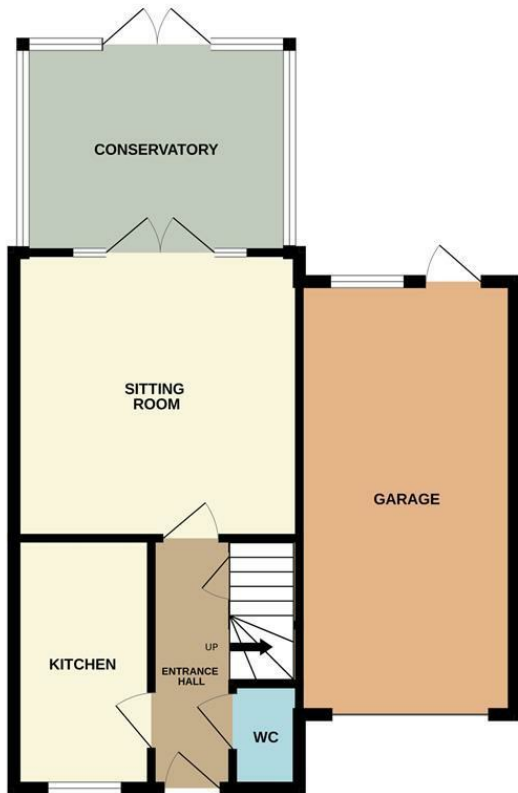




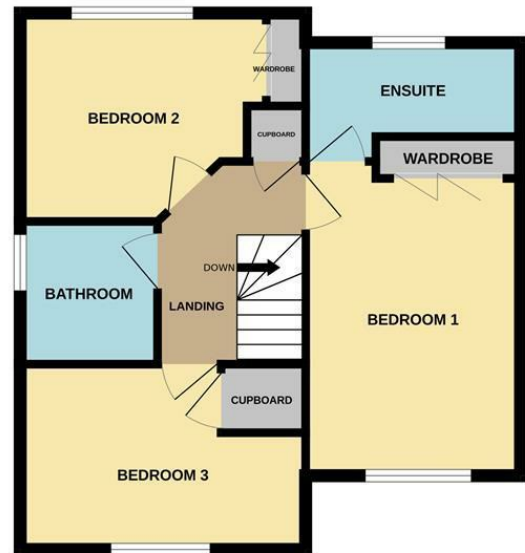
Tenure: Freehold
 Council Tax Band: C
 EPC Rating: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
 506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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