

£330,000
Offers In Excess Of



Pinebanks

Suffolk, NR32 2QE

- Spacious and well presented family home
- Four separate bedrooms
- Off road parking and brick built garage
- South facing garden with new artificial lawn
- Sought after new development
- Family bathroom and en suite
- New carpet flooring
- Gas combi boiler
- Close to local amenities
- Sought after location





LOCATION

Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich.

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

UPVC DOUBLE GLAZED DOOR OPENING INTO ENTRANCE

ENTRANCE HALL

Carpet flooring, doors opening to cloakroom, kitchen, lounge and stairs leading to first floor landing.

CLOAKROOM

2.3 x 1.0

UPVC double glazed window to front aspect, vinyl flooring, toilet and pedestal wash basin.



LOUNGE

5.54 x 3.4

UPVC double glazed window to front aspect, electric feature fireplace, carpet flooring and timber French doors opening to dining room.

DINING ROOM

3.4 x 2.9

UPVC double glazed French doors opening to conservatory, carpet flooring and door opening into kitchen.



CONSERVATORY

3.4 x 3.3

UPVC double glazed window surround, laminate flooring and UPVC double glazed French doors opening into rear.

KITCHEN

4.6 x 2.8

UPVC double glazed window to rear aspect, door opening into side, vinyl flooring, units above and below work surfaces, stainless steel sink and drainer, integrated NEFF oven, grill, gas hob and extractor fan. Spaces for fridge freezer and washing machine along with door opening to under stair storage cupboard.





STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, UPVC double glazed window to side aspect, doors opening to bathroom, bedrooms 1-4 and airing cupboard.

BATHROOM

2.8 x 1.9

UPVC double glazed window to side aspect, vinyl flooring, toilet, pedestal wash basin, panel bath with mains fed shower and heated towel rail.

BEDROOM 1

3.5 x 3.4

UPVC double glazed window to front aspect, carpet flooring and door opening into en suite.



ENSUITE

2.8 x 1.4

UPVC double glazed window to side aspect, vinyl flooring, toilet, pedestal wash basin, separate mains fed shower in glass cubicle and heated towel rail.

BEDROOM 2

3.43 x 2.49

UPVC double glazed window to rear aspect and carpet flooring.

BEDROOM 3

2.5 x 2.3

UPVC double glazed window to rear aspect and carpet flooring.



BEDROOM 4

2.79 x 2.34

2 x UPVC double glazed windows to front and side aspect along with carpet flooring.

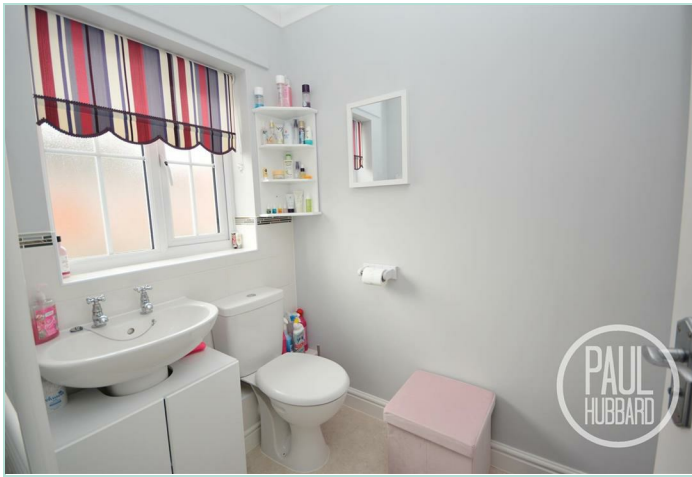
OUTSIDE

To the front of the property is a sweeping artificial lawn garden with paved walkway leading to the front door. To the far rear is a tarmac driveway residing in front of a brick built garage.


To the rear is a paved seating area overlooking an artificial laid lawn garden with feature flower border. Gated access opens to off road parking and garage.

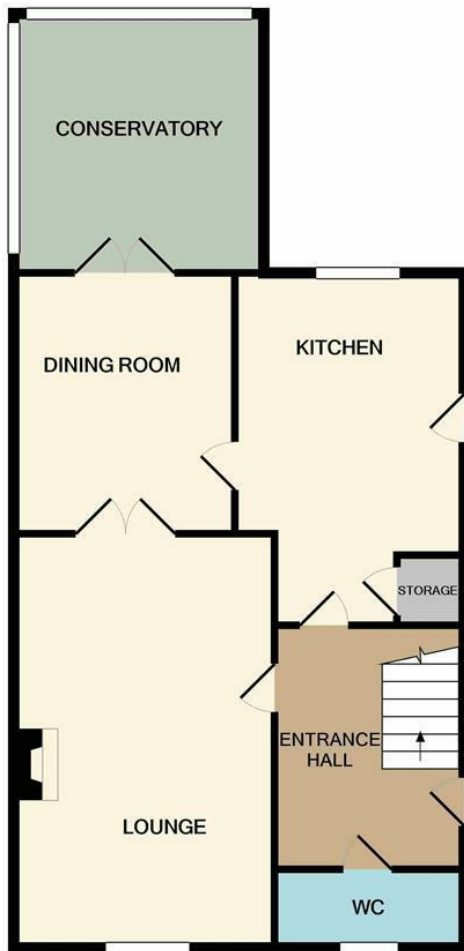






Tenure: Freehold
 Council Tax Band: D
 EPC Rating:
 Local Authority: East Suffolk Council

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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