

£175,000  
Offers In Excess Of



## Daffodil Walk

Lowestoft, NR33 8NR

- Ideal first time buyer home
- 2 Double bedrooms
- Garage with off road parking
- Heart of Carlton Colville
- Close to local amenities
- Open plan ground floor layout
- Utility room
- Separate entrance porch
- Nestled in a cul de sac
- Front and rear gardens





### Location

This 2 bedroom mid terrace property is located in a cul de sac in the heart of 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.

### Porch

0.86m x 1.41m

UPVC double glazed door and window to the front aspect, second full length window to the side aspect, laminate flooring throughout and a door opening to the sitting room.

### Sitting Room

3.26m x 4.48m

UPVC double glazed window to the front aspect, carpet flooring throughout, stairs leading to the first floor landing, door to an under stairs storage cupboard and an opening to the dining area.



### Dining Room

2.59m x 2.08m

Carpet flooring throughout, a storage heater and openings to the kitchen and utility room.



### Kitchen

2.44m x 2.22m

Laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring ceramic hob, integrated double oven and grill, space for fridge/freezer, opening to the utility room and door to the airing cupboard.

### Utility Room

2.13m x 4.20m

UPVC double glazed window and door to the rear aspect opening into the garden, carpet flooring throughout, storage heater, built in cupboard and base units with a tiled work surface and space for appliances including a washing machine and tumble dryer.



### First Floor Landing

Carpet flooring throughout and doors opening to the bathroom and bedrooms 1-2.



### Bathroom

1.67m x 1.88m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, tile walls, pedestal hand wash basin, toilet, a heated towel rail and a mains fed shower enclosed within a glass cubicle.

### Bedroom 1

3.11m x 3.49m

UPVC double glazed window to the front aspect, carpet flooring throughout, an electric radiator and doors opening to x2 built in wardrobes.

### Bedroom 2

2.65m x 2.47m

UPVC double glazed window to the rear aspect, carpet flooring throughout, loft hatch and an electric radiator.

### Outside

#### Garage

A brick built garage with up and over door to the front aspect and off road parking space in front.

To the front of the property a concrete pathway sits between a laid lawn garden which leads up to the main entrance door.



To the rear of the property a concrete pathway leads up to a fully enclosed laid lawn garden with decorative shingle border and timber gate opening to rear access.

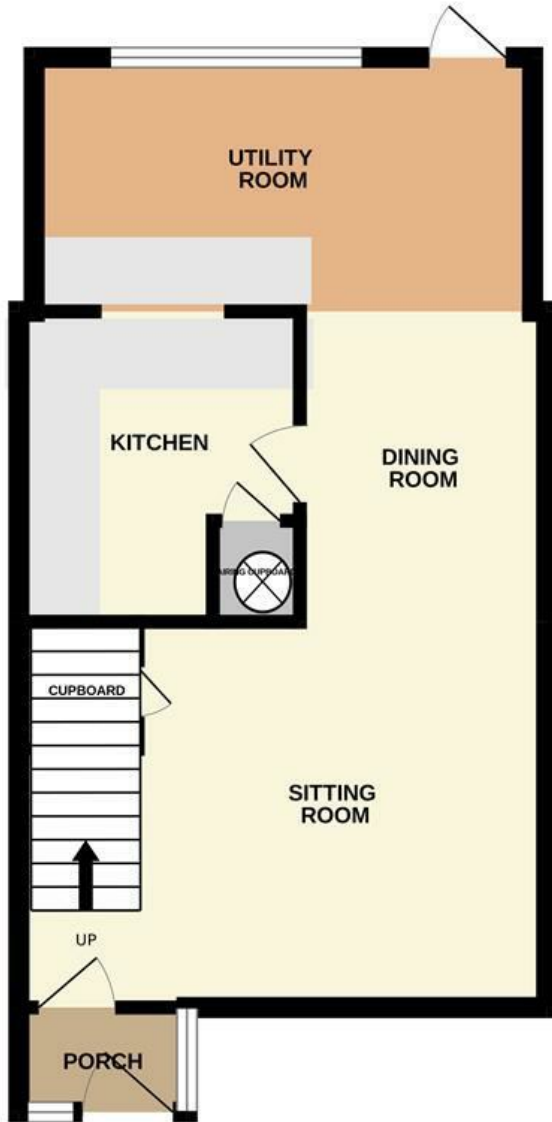
### Financial Services

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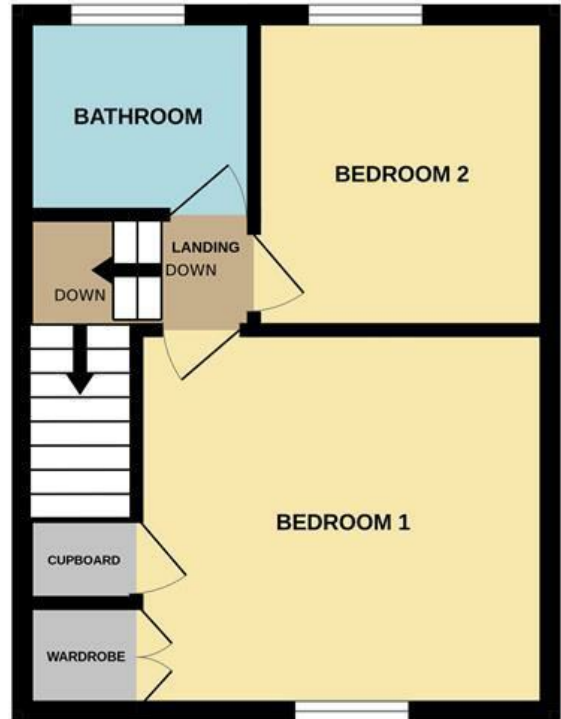




GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.

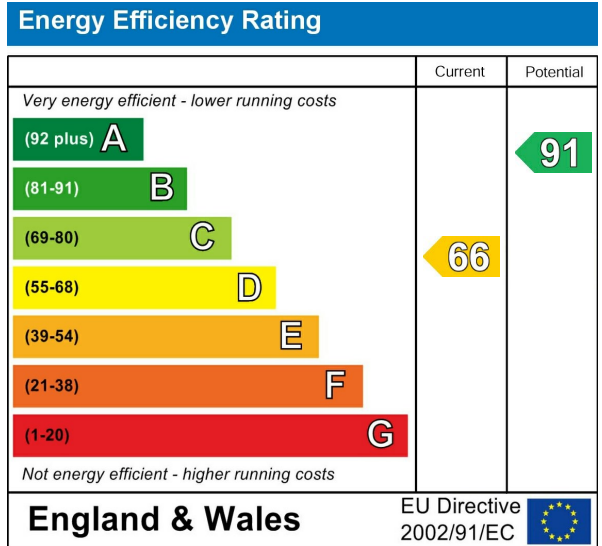


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TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

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



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