

£290,000
Asking Price



Lyngate Avenue

Lowestoft, NR33 9JD

- Well presented detached bungalow
- 3 Separate bedrooms
- 2 En-suite shower rooms
- Off road parking for multiple vehicles
- West facing rear garden with summer house
- Garage & outhouse
- Sought after area in Oulton Broad South
- Close to local amenities & shops
- Open plan lounge/diner
- Generous sized plot

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**PAUL
HUBBARD**



Location

This 3 bedroom bungalow is situated in Oulton Broad South, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Porch

Composite entrance door to front aspect, carpet flooring throughout, storage cupboard and a door opens to the lounge/diner.

Lounge/Diner

7.83 max x 3.82 max

x3 UPVC double glazed windows to the front and side aspect, laminate flooring throughout, radiator, a door opens to the hallway and an opening leads through to the kitchen.

Kitchen

2.87 x 2.84

UPVC double glazed windows and a door to the rear aspect leading to the garden, tile flooring throughout, part tiled walls, units above and below, inset stainless steel sink with drainer, integrated extractor hood, integrated electric oven & electric hob and a space for a fridge and freezer.

Hallway

Laminate flooring throughout, loft hatch, radiator, doors opening to the bathroom and bedrooms 1-3.



Bathroom

2.06 x 1.67

Tile flooring throughout, tile walls, heated towel rail, toilet & wash basin set into a vanity unit, bath with a mains fed shower above and a handheld attachment.

Bedroom 1

3.55 x 2.84

UPVC double glazed window and French doors to the rear aspect leading out to the garden, carpet flooring throughout, radiator, fitted wardrobes, space for double bed and a door opening to the en-suite shower room.

En-suite

2.84 x 1.00

UPVC double glazed obscure window to the rear aspect, tile flooring, heated towel rail, toilet, wall mounted wash basin with a mixer tap, mains fed shower set into a cubicle enclosure.



Bedroom 2

3.60 max x 2.72 max

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator, storage cupboard (housing the water tank), space for double bed and doors opening to an en-suite shower room.

En-suite

2.30 max x 1.64 max

UPVC double glazed obscure window to the front aspect, tile flooring, radiator, electric shower enclosure in a cubicle and a hand wash basin set into a vanity unit.



Bedroom 3/Study

3.47 x 1.60

UPVC double glazed window to the side aspect, laminate flooring and a radiator.

Outside

This property features a laid lawn, complemented by a driveway that can accommodate multiple vehicles. The driveway provides convenient access to the garage. Shingle borders add a decorative touch and there is gated access to the rear of the property, ensuring both privacy and security.

At the rear, a charming outdoor space with wooded decking, a well-maintained laid lawn and a variety of plants and shrubs. Additional features include a garden shed, summer house & a door opening to a brick built outhouse which leads through to the rear of the garage.



Summer house

4.80m x 2.81m

The summer house features exposed timber floorboards and two timber-framed windows at the front. It is equipped with both light and power, making it perfect for relaxation or as a functional workspace.

Outhouse

2.82 x 2.72

This versatile space is adjoining to the garage and is perfect for storage, a workshop or utility space.

Garage

3.02 x 2.82

The garage is located to the side of the property, with light, power, a fibreglass roof and an up and over door to the front aspect.

Agent Note

The boundaries at the rear of the garden extend slightly beyond the current fence line, offering potential for additional garden space if desired.

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.







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	66	86
(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 

LYNGATE AVENUE



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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