

£325,000
Guide Price



Applewood Close

Lowestoft, NR33 8FD

- SECLUDED CUL DE SAC
- FOUR BEDROOMS
- SIZABLE DRIVEWAY WITH GARAGE
- ENSUITE TO THE MASTER
- PRIVATE GARDEN
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- POPULAR CARLTON COLVILLE LOCATION
- WALKING DISTANCE TO TRANSPORT LINKS
- KEEN TO MOVE

**PAUL
HUBBARD**

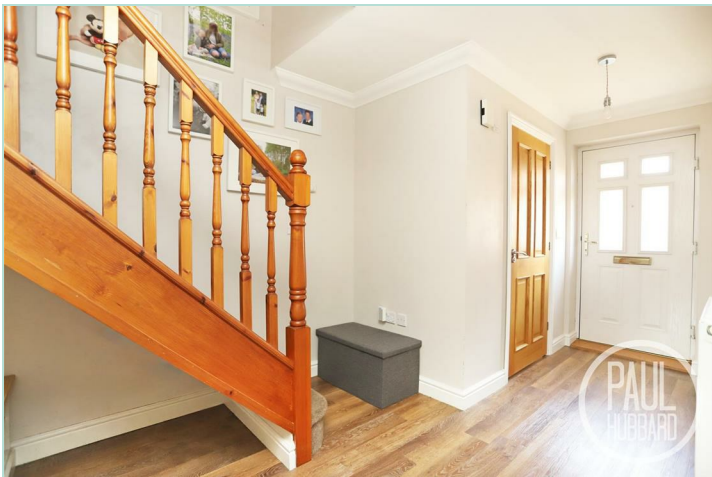


Location

This 4 bedroom detached family home is nestled in a cul de sac in sought after 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

Entrance door to the front aspect, LVT flooring throughout, a radiator, under stairs storage space, stairs to the first floor landing and doors opening to the WC, sitting room and kitchen.



WC

1.82m x 0.96m

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



Sitting Room

5.46m x 3.42m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and double internal doors opening to the dining room.

Dining Room

3.45m x 2.93m

UPVC double glazed French doors to the rear aspect opening into the garden, Karndean flooring throughout, a radiator and door opening to the kitchen.



Kitchen

4.46m max x 2.83m

UPVC double glazed window to the rear and door to the side aspect opening into the garden, LVT flooring throughout, a radiator, wall mounted gas boiler, door opening to a built in cupboard, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated double oven and grill, space for appliances including a washing machine and fridge/freezer.



First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator, loft hatch and doors opening to bedrooms 1-4, the family bathroom and a built in airing cupboard.

Bathroom

2.77m max x 1.93m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, a heated towel rail, toilet, bath with shower attachment above and a slimline vanity unit with inset hand wash basin.



Bedroom 1

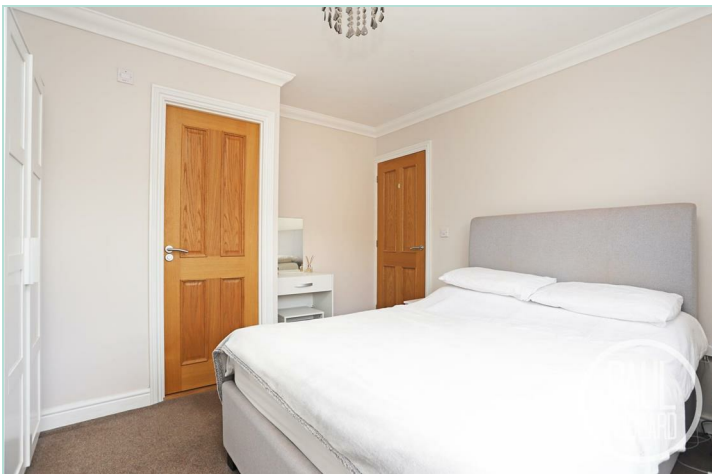
3.45m max x 3.43m

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

En-suite

2.77m max x 1.50m

UPVC double glazed window to the side aspect, LVT flooring throughout, a heated towel rail, mains fed shower enclosed within a glass and tiled cubicle, slimline vanity unit with inset hand wash basin and toilet with hidden cistern.



Bedroom 2

2.47m x 3.47m

UPVC double glazed window to the rear aspect, vinyl flooring throughout and a radiator.

Bedroom 3

2.47m x 2.33m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.



Bedroom 4

2.66m max x 2.34m

Currently being used as a study but has the potential to be used as a 4th bedroom, comprising a UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.





Outside

Garage 6.00m x 2.74m

A brick built garage with up and over door to the front aspect, door to the side aspect, loft space, light and power inside.

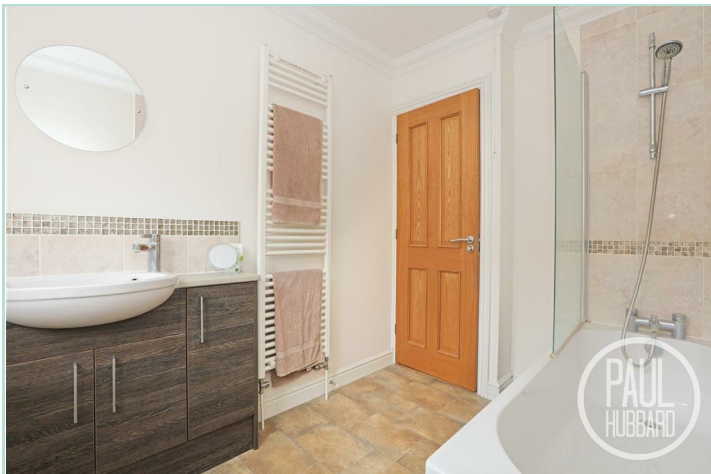
To the front of the property a sweeping brick weave driveway with space for multiple vehicles leads up to the garage, timber gate opening to the rear, decorative shingle area and main entrance door.



To the rear of the property a fully enclosed, sizeable laid lawn garden with patio seating area.

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.







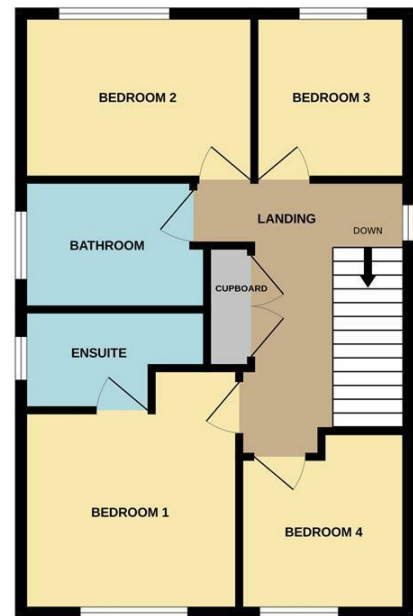
Tenure: Freehold
 Council Tax Band: D
 EPC Rating:
 Local Authority: East Suffolk Council

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
 799 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
 552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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