

£280,000  
Guide Price



## Deepdale

Lowestoft, NR33 8TU

- Spacious family home
- South West facing garden
- 4 separate bedrooms
- Off road parking and garage
- Well presented throughout
- Master bedroom with en-suite
- Ground floor WC and 2nd floor bathroom
- Sizeable lounge/ diner
- EV Zappi 7kw Tethered smart charger
- Close to public transport links







### Location

This home is located 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 including nearby parks and a post office.

### Entrance hall

6.09m x 1.84m max

Entrance door to the front aspect, laminate flooring throughout, radiator, stairs leading to the first floor landing, doors opening to the kitchen, ground floor WC and the sitting room/ dining room.

### Kitchen

3.85m x 2.93m

UPVC double glazed window to the front aspect, laminate flooring throughout, part tile walls, units above and below, composite sink with drainer, extractor fan, space for double oven, integrated washing machine, dishwasher and fridge freezer, cupboard housing a 24w System Boiler, radiator and a breakfast bar.

### WC

2.13m x 1.04m

Laminate flooring throughout, toilet with hidden cistern, vanity unit with hand wash basin and a heated towel rail.

### Lounge/ diner

5.56m x 4.73m

UPVC double glazed french doors opening into the rear garden and windows surround with built in blinds, laminate flooring throughout, X2 radiators and a sizeable storage cupboard.

### Stairs leading to the first floor landing

Carpet flooring throughout, radiator, stairs leading to the first floor landing and doors opening to bedrooms 3 and 4/ Sitting room.

### Bedroom 3

4.63m x 2.79m

X2 UPVC double glazed windows to the rear aspect, oak flooring throughout, radiator and space for a double bed.

### Bedroom 4/ Sitting room

4.96m x 4.17m

X2 UPVC double glazed windows to the front aspect, oak flooring throughout and X2 radiators.

### Stairs leading to the second floor landing

Carpet flooring throughout, doors opening to a bathroom, storage cupboard and bedrooms 1 and 2.

### Bedroom 1

4.05m x 2.82m

X2 UPVC double glazed windows to the front aspect, carpet flooring throughout, built in storage cupboard, radiator, space for a double bed and door opens to an en-suite.





### En-suite

1.69m x 1.20m

Tile flooring throughout, vanity unit with hand wash basin, toilet with hidden cistern, rainfall shower with hand held attachment in a glass cubicle, and a heated towel rail.

### Bathroom

2.07m x 1.49m

Tile flooring throughout, part tile walls, vanity unit with hand wash basin, toilet with hidden cistern, panel bath, and a heated towel rail.

### Bedroom 2

5.58m x 2.68m

X2 UPVC double glazed windows to the rear aspect, carpet flooring throughout, built in wardrobes, radiator and space for a double bed.

### Outside

To the front of the property a concrete pathway leads to the main entrance door, flanked by a slate border and plant surround.

At the rear of the property, there is a South-West facing garden featuring a large patio area, enclosed by a panel fence surround. The garden includes a concrete raised planter with various plants and shrubs, an outdoor socket and lighting, with gated access to the rear offering off road parking and a garage. The garden is low maintenance, great for convenience.



### Garage

5.45m x 2.70m

Garage with up and over door, light and power and an EV Zappi 7kw Tethered smart charger.

### 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

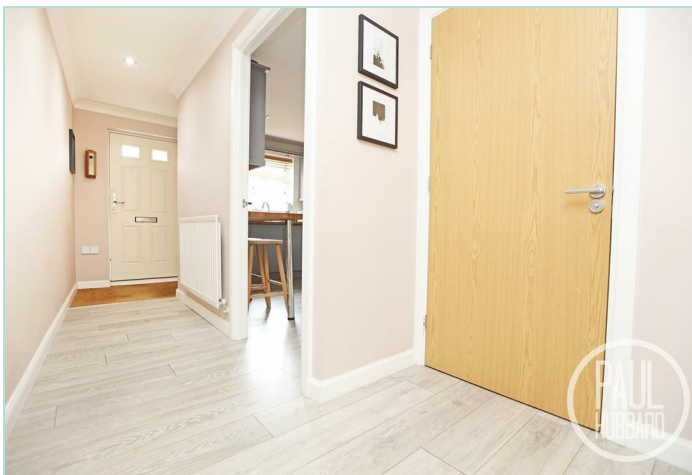
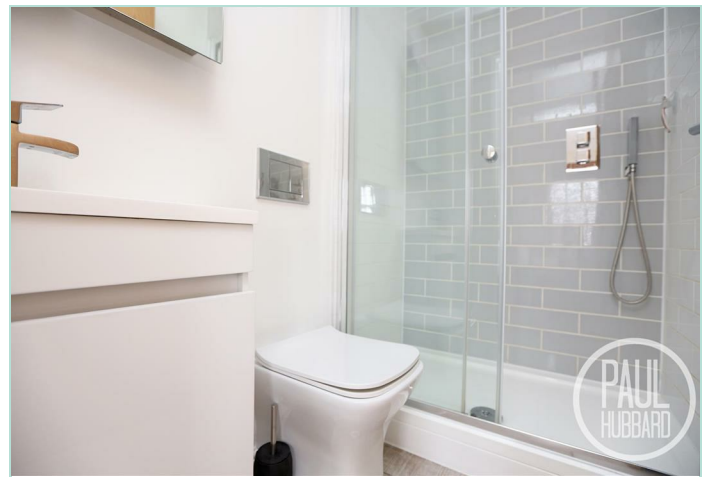
- Fitted Oak Venetian privacy blinds
- Spot lights and decorative chrome sockets fitted throughout
- 24kw System Boiler (Ideal Logic Max)
- 180L Unvented Cylinder
- Boiler warranty until 2031 (10 years from installation, the heating system was installed in 2021)





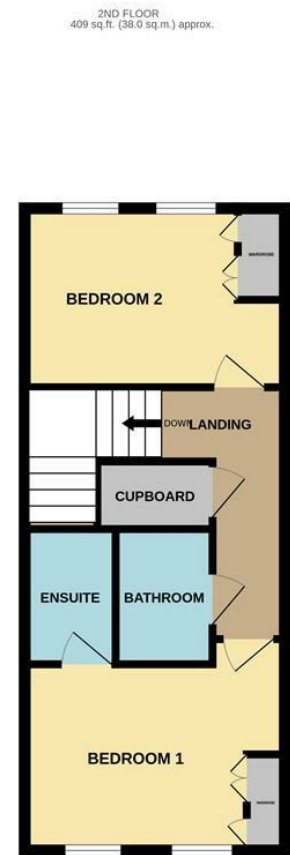
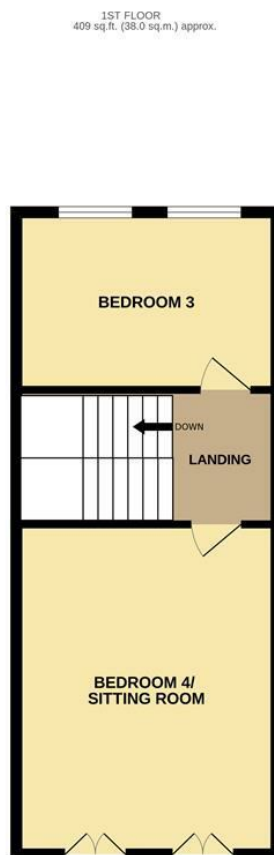
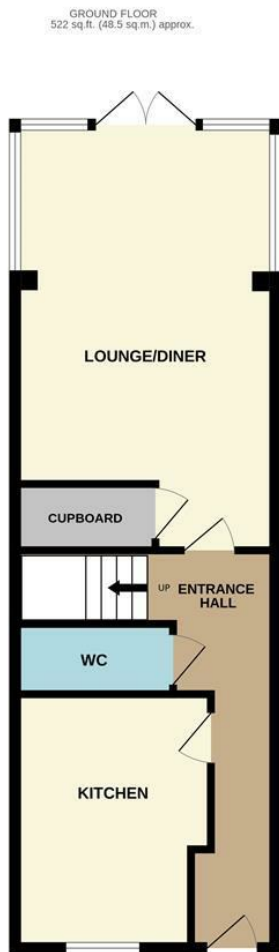






Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Vary energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B		79	
(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	
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



DEEPPDALE, CARLTON COLVILLE  
 TOTAL FLOOR AREA: 1340 sq.ft. (124.5 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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