

£635,000
Asking Price



Back Lane

Lowestoft, NR32 5NE

- Detached chalet bungalow
- Five spacious bedrooms
- Sitting room and separate dining room
- Kitchen and separate utility room
- Double garage for additional storage and parking
- Family bathroom
- Off-road parking with space for multiple vehicles
- Two en-suite bathrooms
- South-east facing garden, ideal for outdoor living
- Located in a quiet, sought-after location

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**PAUL
HUBBARD**



Location

This home is located in the highly sought-after village of Lound, just under 4 miles south-west of the popular seaside town of Gorleston and 1 mile west of the A47. Comprising just a handful of amenities, including a public house, café and a village pond feature, this location has a fantastic semi-rural countryside feeling. Additionally, it is within walking distance to Lound Lakes, offering scenic natural surroundings. Wider amenities can be found a short distance away in the towns of Gorleston, Lowestoft and Great Yarmouth.



Entrance hall

Entrance door and X2 UPVC double glazed windows to the front aspect, a skylight, laminate flooring throughout, a radiator and an opening to the kitchen.

Kitchen

5.35m x 5.09m

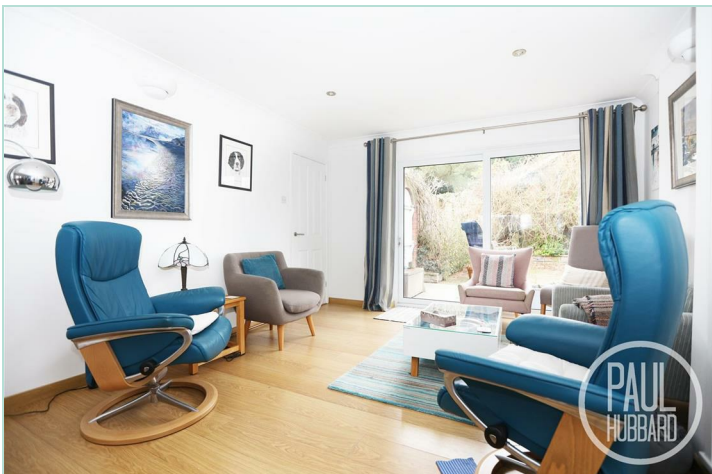
UPVC double glazed window to the front aspect, a skylight, laminate flooring throughout, built in blinds, units above and below, laminate work surfaces, composite sink with drainer, boiling water tap, wine cooler, spaces for a double fridge/freezer, Neff appliances such as an integrated oven and proving/warming oven, dishwasher, island with under unit lighting and integrated induction hob, a retractable extractor fan, a radiator, and an opening to the sitting room, dining room and the entrance hall.



Dining room

6.87m x 3.71m

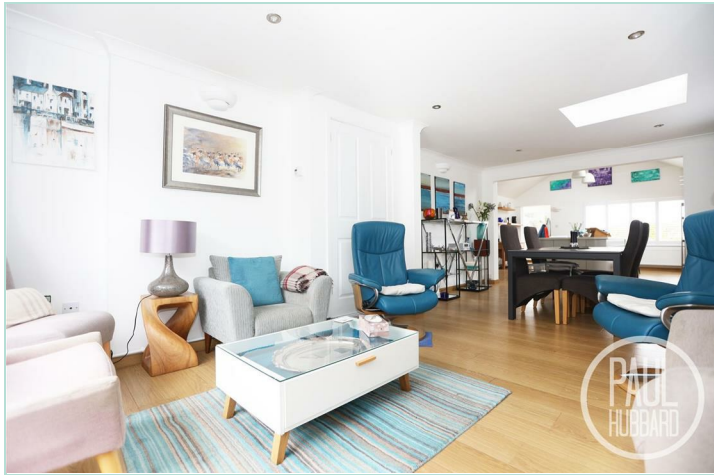
UPVC double glazed window to the side aspect, a skylight, built in blinds, a sliding door opens to the rear aspect, laminate flooring throughout, storage cupboard housing built in pressurised hot water cylinder, a radiator and a door opens to the utility room.



Utility room

3.84m x 1.86m

UPVC double glazed windows to the front and rear aspect, laminate flooring throughout, units above and below, stainless steel sink with drainer, boiler, spaces for a washing machine, tumble dryer and a door opens to the rear.



Sitting room

7.45m x 4.12m

UPVC double glazed windows to the front and side aspects, internal window to the hallway, laminate flooring throughout, X2 radiators and under shelf lighting.

Bathroom

3.58m x 2.18m

UPVC double glazed window to the rear aspect, laminate flooring throughout, wall mounted vanity unit with inset hand wash basin, shower within an enclosed glass cubicle, a toilet, bath, wall mounted cupboards and X2 heated towel rails.



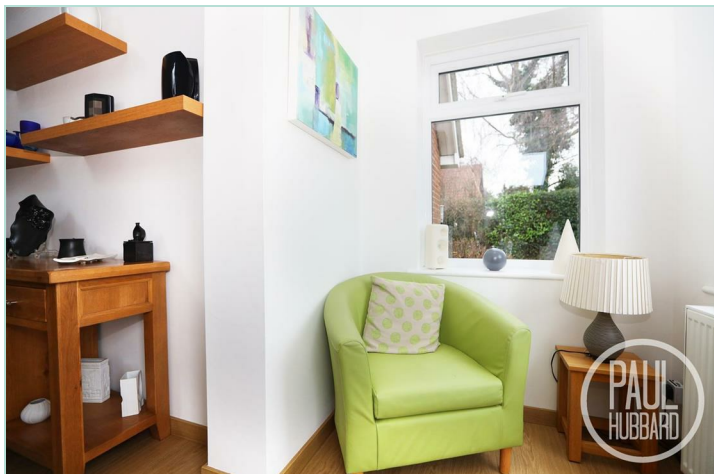
Reception hall

Laminate flooring throughout, under stairs storage cupboards, doors opening to the bathroom, bedrooms 1-4, ample storage and stairs leading to the first floor landing.

Bedroom 1/ Master bedroom

4.80m x 4.44m

UPVC double glazed windows and door to the rear aspect, carpet flooring throughout, a radiator, X2 built in wardrobes and a door opens to the en-suite.



En-suite

3.09m x 1.83m

UPVC double glazed window to the rear aspect, tile flooring throughout, part tiled walls, shower within an enclosed glass cubicle, wall mounted hand wash basin, a toilet, a radiator and a heated towel rail.

Bedroom 2

3.59m x 3.17m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, X2 built in wardrobes and a door opens to the en-suite.

En-suite

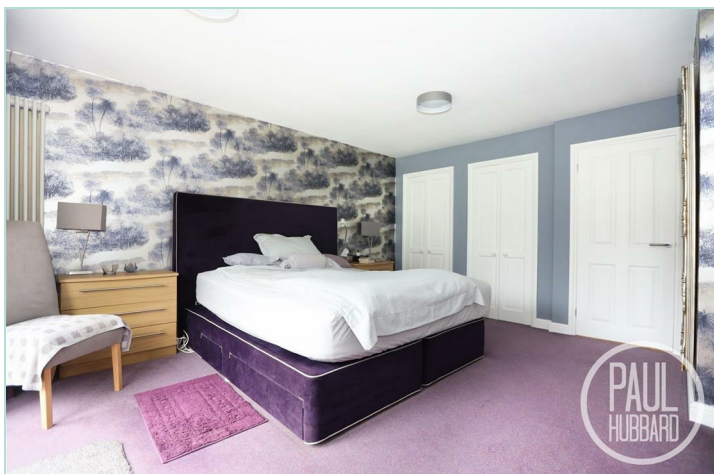
3.09m x 1.01m

UPVC double glazed window to the rear aspect, tile flooring throughout, part tiled walls, vanity unit with inset hand wash basin, shower within an enclosed glass cubicle, a toilet and a heated towel rail.

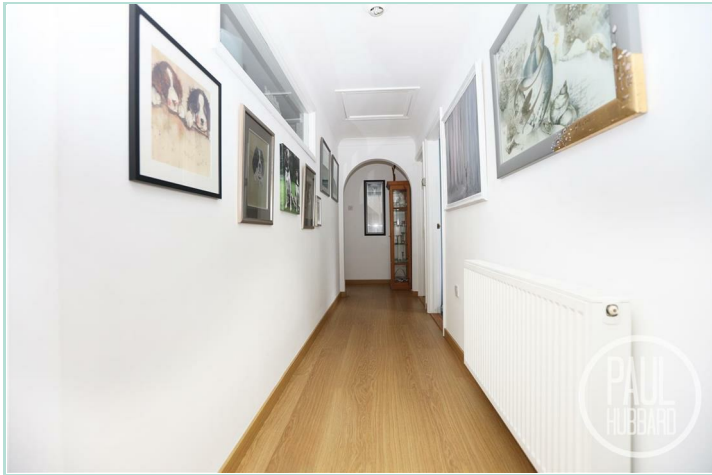
Bedroom 3

4.06m x 3.40m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a built in wardrobe.







Bedroom 4

3.45m x 3.27m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and X2 built in wardrobes.

Stairs leading to the first floor landing

X2 skylights, carpet flooring throughout, stairs lead to the gallery and a door opens to bedroom 5/study.

Bedroom 5/Study

4.64m x 3.45m

UPVC double glazed window to the side aspect, X2 skylights, carpet flooring throughout and eaves storage.

Outside

To the front, the property features a paved driveway with space for multiple vehicles, along with a laid lawn and a variety of plants, trees, and shrubs. Electric gated access provides added security and privacy, while a large hedge to the side offers extra seclusion. The house is situated in a quiet location, perfect for peaceful living.

To the rear, the south-east facing garden features panelled decking, ideal for outdoor relaxation. A gate leads to the side aspect, providing access to the garage and storage units. The garden includes a laid lawn, a patio pathway, and plant beds with a variety of trees, plants, and shrubs for privacy and a natural setting. Gated access also leads to the front aspect, offering a seamless flow between the front and rear of the property.

Garage

5.69m x 5.11m

Double garage, with an electric door, light and power.

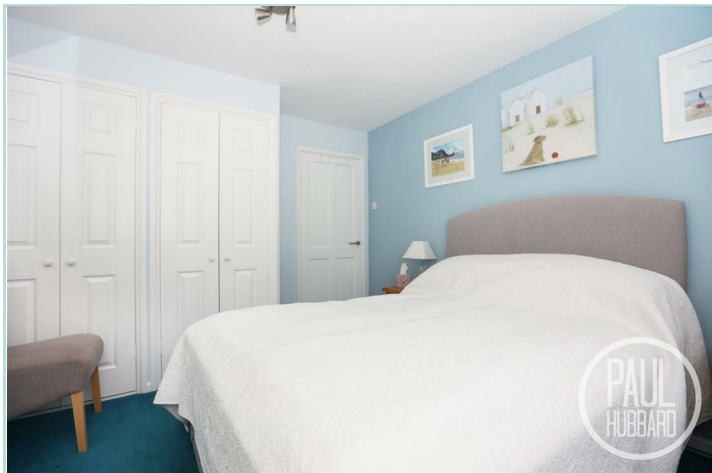
Financial Services

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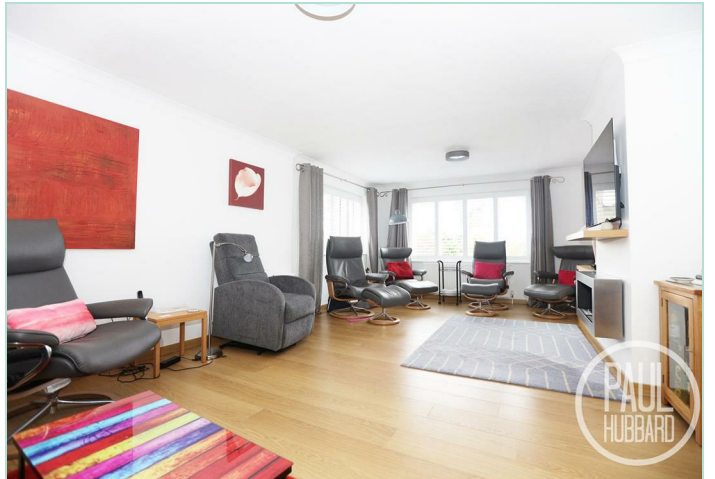
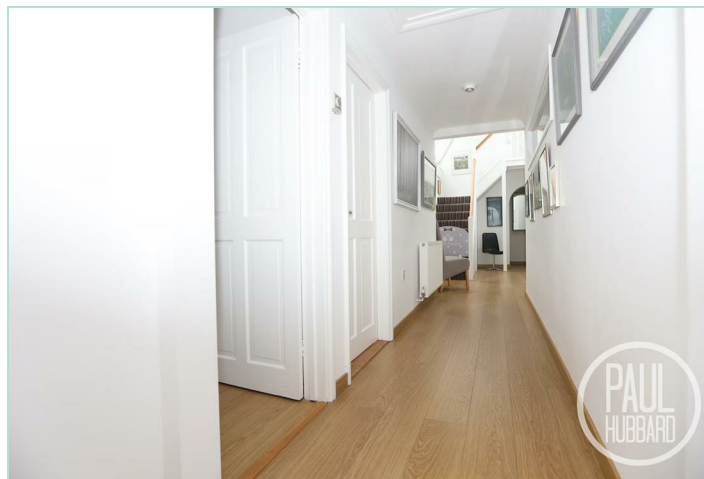
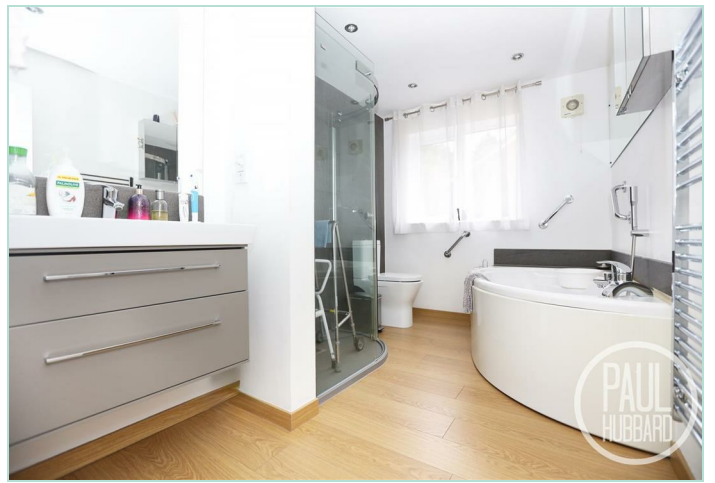
Agent note

Services

Oil Fired Central Heating. Owned Solar Panel System. Private Drainage. Mains Electricity & Water.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	90
(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



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