

£250,000
Asking Price

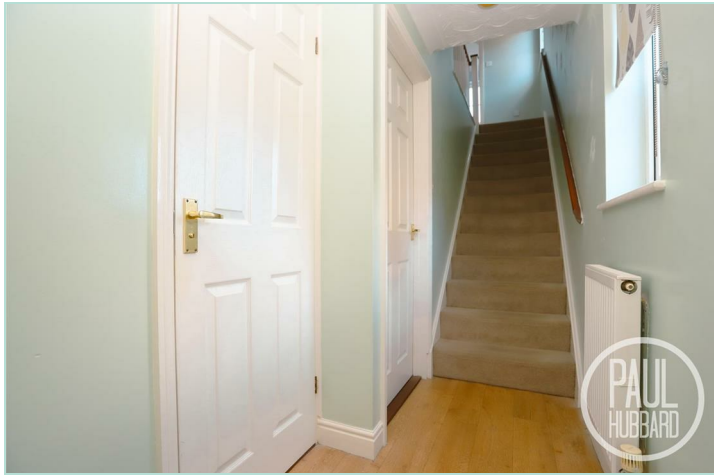


Keel Close

Lowestoft, NR33 8GT

- Semi detached home with 3 Separate bedrooms
- Chain free
- Off road parking for multiple vehicles
- Cul de sac in Carlton Colville
- Modern throughout
- West facing rear garden
- Garage with light and power
- Separate entrance hall and ground floor WC
- Neutral colours throughout
- Ideal purchase for first-time buyers or investors





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. It is also within walking distance to a bus stop with services to Norwich, Lowestoft, Kessingland, and Southwold. Lowestoft provides a central train station and an additional range of amenities.

Entrance Hall

Entrance door to the front aspect, vinyl flooring, UPVC double glazed window to the side aspect, radiator, doors opening to the cloakroom & sitting room and stairs lead up to the first floor landing.



Cloakroom

1.50 x 0.80

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, consumer unit, toilet, pedestal wash basin with hot & cold taps and tile splash backs.

Sitting Room

4.14 max x 4.49 max

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators and French doors opening to the kitchen/ diner.



Kitchen/ Diner

4.48 x 2.19

Tile flooring, UPVC double glazed window to the rear aspect, radiator, base units, laminate work surfaces, tile splash backs, built-in oven, gas hob & extractor hood, butler sink & mixer tap, space for a fridge-freezer, washing machine & dishwasher and UPVC sliding doors open to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect and doors opening to bedrooms 1-3, the bathroom and the airing cupboard (housing the gas combi boiler).

Bedroom 1

3.53 x 2.56

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





Bedroom 2

2.92 x 2.47

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

Bedroom 3

3.34 max x 2.08 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, loft access and a built-in wardrobe.

Bathroom

1.96 x 1.93

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, shaving point, extractor fan, tile splash backs, toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a handheld shower attachment.



Outside

To the front, a neat decorative shingle garden with a brick-edged border creates a welcoming first impression. A driveway to the side provides off-road parking for multiple vehicles and leads to the garage for added convenience.

West-facing rear garden with lawn, patio area, timber storage shed, outdoor tap, and pedestrian access to the garage.



Garage

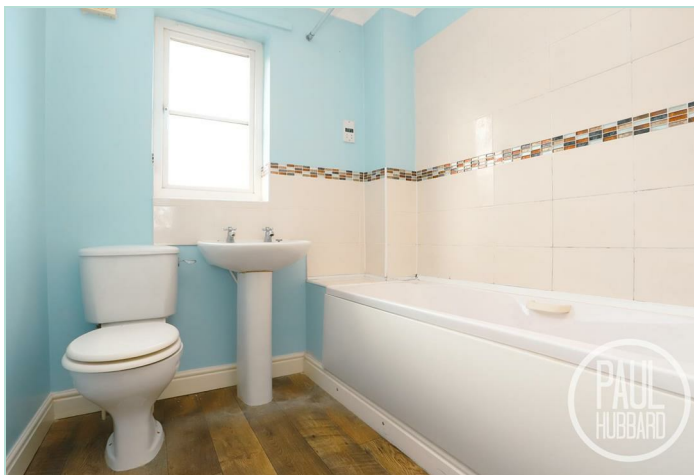
Attached to the property, the brick-built garage features a roller shutter door to the front, power and lighting and a side door provides convenient access to the garden.

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: B
 EPC Rating: TBC
 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

1ST FLOOR



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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