

£325,000  
Guide Price



## Kingswood Avenue

Lowestoft, NR33 8BZ

- Well presented detached family home
- 3 double bedrooms
- Spacious lounge/ diner
- Gas central heating
- Off road parking

- Garage
- Ground floor cloakroom
- 3 reception rooms
- Sought after Carlton Colville location
- Close proximity to shops & amenities





### 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.

### Entrance hall

UPVC double glazed obscure entrance door opens into the hallway. The hallway consists of laminate flooring, a radiator, doors opening to the cloakroom & lounge/diner and stairs lead up to the first floor landing.

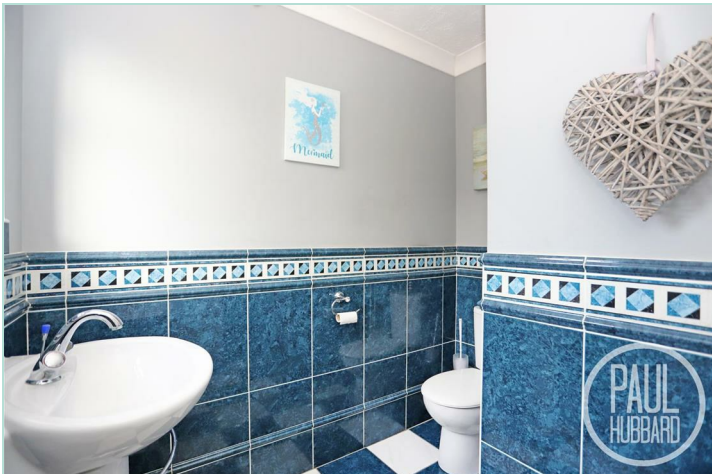


### Cloakroom

Tile flooring, part tiled walls, UPVC double glazed obscure window to the front aspect, radiator, toilet and a pedestal wash basin with a mixer tap.

### Lounge/ diner

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator, feature open fireplace, space for a table & chairs if desired and a door opens into the reception room.



### Reception room

Laminate flooring, radiator, space for an American style fridge freezer, a door opens to the under stairs storage cupboard, an opening leads through to the kitchen and French doors open into the conservatory.

### Kitchen

Tile flooring, UPVC double glazed window to the rear aspect, tile splash backs, units above & below laminate work surfaces, inset ceramic 1.5 sink & drainer with mixer tap, space for a washing machine & oven, integrated dishwasher, integrated extractor hood, a cupboard housing the gas boiler and a soft water system.



### Conservatory

Laminate flooring, UPVC double glazed windows to the rear and side aspect, a vented window, radiator, ceiling fan with light and French doors opening into the rear garden.



### Stairs to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access (the loft has been insulated) and doors opening to bedrooms 1-3, the bathroom & the airing cupboard which houses the water tank.

### Bedroom 1

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 3

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



### Family bathroom

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, down lights, part tiled walls, suite comprises of toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower above with a hand held attachment.

### Outside

At the front there is a laid lawn, an outdoor tap and a large driveway leading up to the garage. The detached brick built garage has an up and over door along with light, power and is bordered out for extra storage.



The rear garden consists of a brick weave pathway, laid lawn & stepping stones bordered by attractive plants & shrubs, a decorative paved area perfect for a table & chairs if desired, a small pond, an outdoor socket & tap, a timber storage shed with a light and gated access to the front.

### 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.







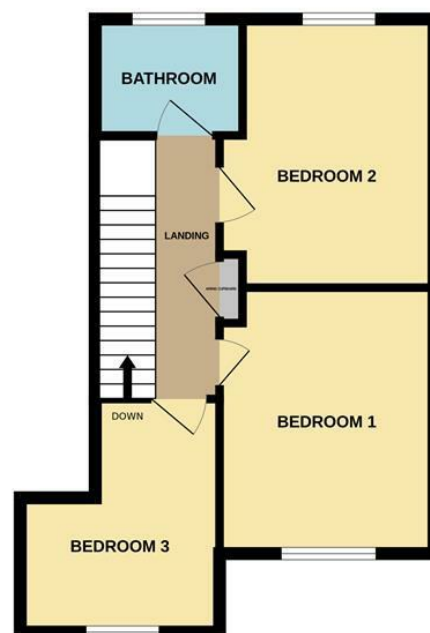
Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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