

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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

£190,000  
Guide Price



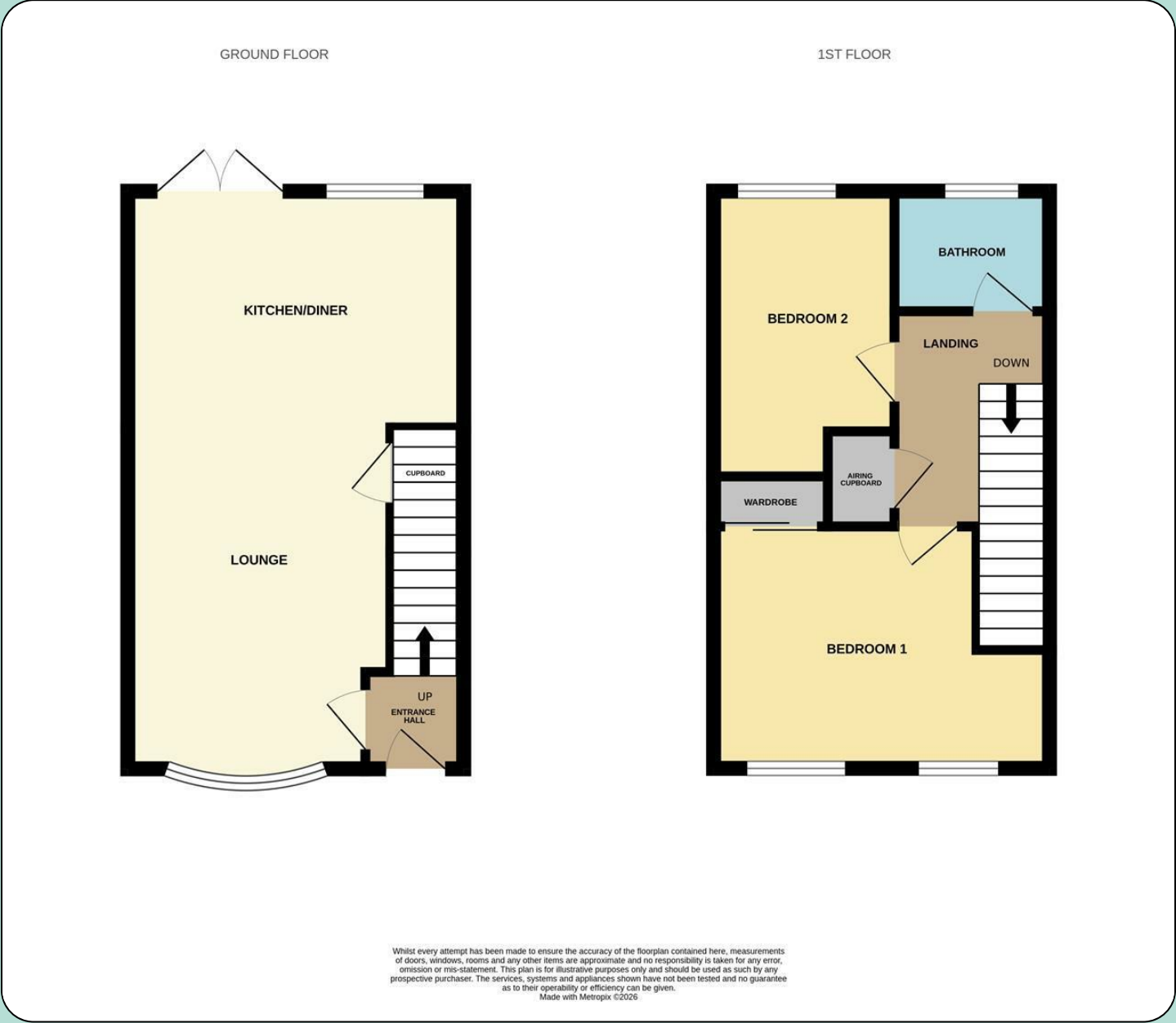
## Dovedale

Lowestoft, NR33 8TE

- Well presented semi detached home
- 2 separate bedrooms
- Open plan living
- Modern kitchen
- Off road parking for multiple vehicles
- Gas central heating with combi boiler
- Fully enclosed rear garden
- Set on a sought after cul-de-sac
- Popular location on the Dales in Carlton Colville
- Close local amenities, shops & schools

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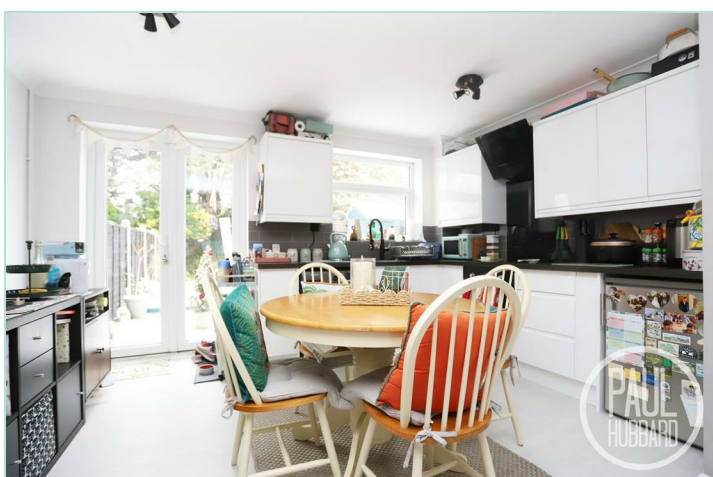


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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 entrance door to the front aspect, LVT flooring, consumer unit, radiator, space for storing coats & shoes, a door opens into the open-plan living space and stairs lead up to the first floor landing.

### Open Plan Living Space

6.95m max x 4.05m max  
LVT flooring, UPVC double glazed bay fronted window (with privacy film), UPVC double glazed window to the rear aspect, x2 radiators, under-stair storage cupboard, units above & below, laminate work surfaces, tile splash backs, built-in oven, induction hob, extractor hood, space for a fridge & washing machine and UPVC French doors open to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, loft access, doors opening to bedrooms 1-2, the airing cupboard and the bathroom.

### Bedroom 1

4.04m max x 2.87m  
Fitted carpet, x2 UPVC double glazed windows to the front aspect (with privacy film), radiator and a built-in wardrobe with sliding doors.

### Bedroom 2

3.42m x 2.09m  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bathroom

1.94m x 1.87m  
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, part tiled walls, radiator, toilet, pedestal wash basin with mixer tap, panelled bath with hot & cold taps and a mains-fed shower set above.

### Outside

A driveway providing off-road parking for multiple vehicles, complemented by a decorative shingle frontage and a pathway leading to the main entrance door, with gated access to the rear.

The rear garden features a laid lawn, shingle and patio seating areas, enclosed by panel fencing, with a timber storage shed, outdoor tap and mature trees forming an attractive rear boundary.

### 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.

