

£290,000
Asking Price



Waters Avenue

Lowestoft, NR33 8BJ

- Chain free
- Popular Carlton Colville location
- Deceptively spacious throughout
- 3 Double bedrooms
- Off road parking for multiple vehicles
- South facing garden
- Welcoming entrance hall
- Brick built garage
- Separate bathroom and shower room
- Bay fronted sitting room

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**PAUL
HUBBARD**



Location - Carlton Colville

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 entrance door and windows to the side aspect, carpet flooring throughout, a radiator, loft hatch with ladder, dado rail and doors opening to all internal rooms including the kitchen/breakfast room.



Kitchen/Breakfast Room

6.03m max x 2.33m

UPVC double glazed windows to the front and side aspects, vinyl flooring throughout, a radiator, wall mounted gas boiler, units above and below, laminate work surfaces, tiled splashbacks, stainless steel sink with drainer, extractor fan with gas hob below and integrated oven and grill. Space for appliances including a washing machine and fridge/freezer.

Sitting Room

4.94m x 3.94m

UPVC double glazed bay window to the front and additional window to the side aspect, carpet flooring throughout, a radiator and dado rail.



Bathroom

1.99m x 1.66m

UPVC double glazed window to the side aspect, non slip safety flooring throughout, a radiator, tiled walls, toilet, pedestal hand wash basin and bath with handheld shower attachment.

Shower Room

1.99m x 1.49m

UPVC double glazed window to the side aspect, non slip safety flooring throughout, tiled walls throughout, a radiator, toilet, vanity unit with inset hand wash basin and walk in electric shower.



Dining Room

3.94m max x 2.95m

UPVC double glazed doors to the rear aspect opening into the garden, window to the side aspect, carpet flooring throughout, a radiator, dado rail and door opening to bedroom 1.

Bedroom 1

4.22m x 3.35m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and space for a double bed.



Bedroom 2

3.37m max x 3.35m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and space for a double bed.

Bedroom 3

3.49m x 2.39m

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, space for a double bed and door opening to a built in storage cupboard.

Conservatory

3.08m x 2.41m max

Entrance door the side aspect and timber windows surround and tile flooring throughout.



Garage

5.42m x 3.69m

A brick built garage with up and over door to the front aspect, window to the side aspect, light and power inside.

Outside

To the front of the property, a well maintained lawn is complemented by a brick weave driveway providing off road parking for multiple vehicles. The driveway leads to the main entrance, garage, and a timber gate offering access to the rear garden.

To the rear, a paved patio extends around to the conservatory, opening onto a south facing lawn bordered by a variety of mature plants and shrubs. Additional storage space is located to the opposite side of the property, with a timber gate providing convenient secondary access to the front.

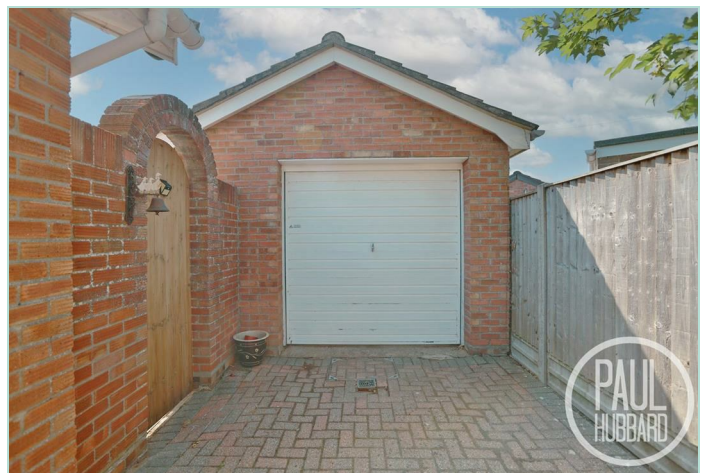


Financial Services

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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) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WATERS AVENUE
1333 sq.ft. (123.9 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.9 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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