

£180,000
Asking Price



Lucerne Close

Lowestoft, NR33 8RB

- Well presented home
- 2 separate bedrooms
- Gas central heating with combi boiler
- UPVC double glazing
- Off road parking for multiple vehicles
- Garage en bloc
- Open-plan lounge/ diner
- Beautifully kept garden with large storage shed
- Tucked away in a cul-de-sac in Carlton Colville
- Close to local amenities, shops & schools

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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.

Porch

1.44 x 0.93

Composite entrance door (brand new 2026) to the front aspect, tile flooring, built-in storage cupboard (perfect for storing coats & shoes), dual aspect UPVC double glazed obscure windows and a door opening into the lounge/ diner.

Lounge/ Diner

6.56 max x 3.72 max

Fitted carpet, dual aspect UPVC double glazed windows, x2 radiators, built-in storage cupboard, stairs to the first floor, a doorway opening leads through to the kitchen and a UPVC door opens to the rear garden.

Kitchen

3.02 x 2.19

Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, gas combi boiler, stainless steel extractor hood, space for an oven, fridge-freezer & washing machine and an opening to the under-stair storage cupboard.

Stairs leading to the First Floor Landing

3.67 x 3.08

Fitted carpet, loft access and doors opening to the bedrooms & bathroom.

Bedroom 1

3.67 x 3.08

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

Bedroom 2

3.24 x 2.56

Fitted carpet, radiator and x2 Velux windows.

Bathroom

1.98 x 1.95

Vinyl flooring, Velux window, heated towel rail, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap & a handheld shower attachment and tile splash backs.





Outside

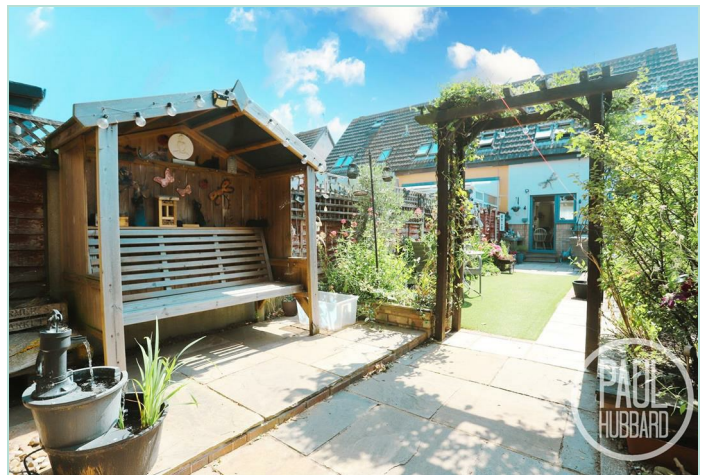
A neatly laid lawn fronts the property, beside a brick-weave driveway providing off-road parking. A pathway leads to the front of the home, with steps rising to the main entrance door. An outside light completes the entrance. To the side of the property is a communal car park offering two allocated parking spaces, together with an enbloc garage, which benefits from a new roof in 2025.

The beautifully maintained rear garden features a low-maintenance artificial lawn and multiple patio seating areas, ideal for outdoor dining and entertaining. Additional benefits include an outside tap, power sockets and exterior lighting. Raised, well-stocked borders are planted with a variety of mature shrubs, plants and flowers, while a large timber storage shed provides excellent storage. The garden is fully enclosed by panel fencing, offering a good degree of privacy, with gated rear access.

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.



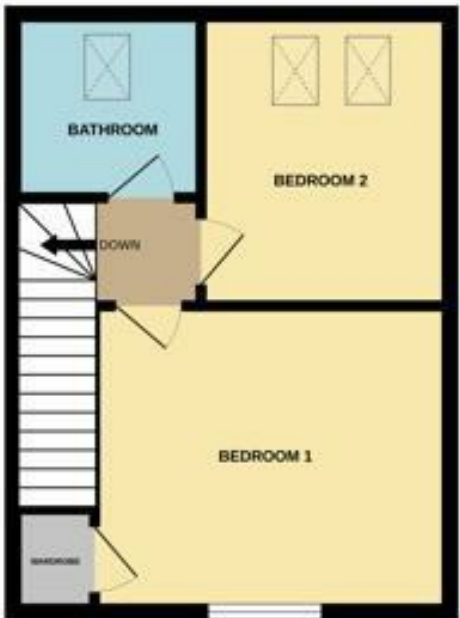
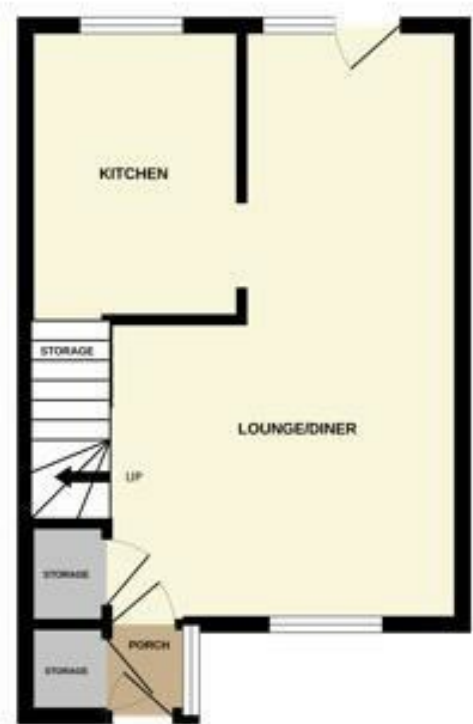


Tenure: Freehold
 Council Tax Band: A
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 floorplans 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. These plans are for illustrative purposes only and should be used as such for 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.
 Made with floorplans 5/2016

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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 for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements