31 Cowslip Crescent

, Lowestoft, NR33 8NY

Asking Price £220,000

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Offered chain free, this deceptively spacious semi-detached family home presents an excellent opportunity for first-time buyers, growing families or investors alike. The property features three separate bedrooms, a bright open-plan lounge/diner, generous rear garden, brick-built garage and off-road parking for multiple vehicles. Conveniently located close to local amenities, shops, schools and excellent transport links, the home also benefits from gas central heating via a combi boiler, making it a fantastic choice for comfortable everyday living.

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 obscure window & entrance door to the front aspect, laminate flooring, radiator, stairs leading to the first floor landing and a door opens into the lounge/ diner.

Lounge/ Diner 22'9" max x 10'10" max (6.95 max x 3.31 max)

Laminate flooring, x2 radiators, under-stair storage cupboard, a doorway opening to the kitchen and UPVC French doors open to the rear garden.

Kitchen 8'10" x 8'1" (2.71 x 2.47)

Tile flooring, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven, fridge-freezer, oven & washing machine and a UPVC door opens out to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, loft access, doors opening to the bedrooms, bathroom, the storage cupboard & airing cupboard (housing the gas combi boiler).

Bedroom 1 12'1" max x 9'0" max (3.70 max x 2.75 max)

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

Bedroom 2 11'3" x 9'0" (3.45 x 2.75)

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

Bedroom 3 6'10" x 6'3" (2.10 x 1.91)

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

Outside

A paved driveway provides off-road parking for multiple vehicles and leads to the garage. The front garden is mainly laid to lawn with a mature tree, partially enclosed by panel fencing. Steps lead up to the main entrance door, with gated side access to the rear garden.

The generous rear garden is predominantly laid to lawn and features mature trees, a large decking area, and a timber storage shed. A pedestrian door provides access to the garage, and the garden is fully enclosed by panel fencing, offering secure outdoor space.

Garage

A brick-built garage with an up-and-over door to the front aspect provides excellent storage or secure parking. The garage also benefits from a pedestrian access door from the rear garden.

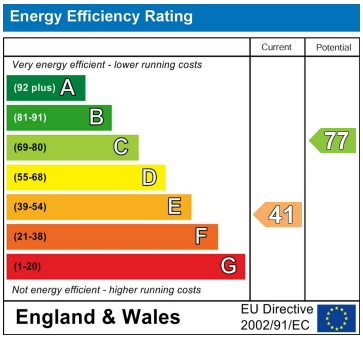
Financial Services

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.

Area Map

Floor Plans

Energy Efficiency Graph



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