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£250,000
Asking Price







Bloomfield Way

Lowestoft, NR33 8TH

- Deceptively spacious family home
- Tucked away at the end of a popular cul-de-sac
- Well presented & modern throughout
- 2 double bedrooms
- Stunning open plan kitchen/ diner
- West facing rear garden
- Convenient ground floor utility with shower & WC
- Off road parking for multiple vehicles
- Close to local amenities, shops & schools
- Great transport links nearby

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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 Porch

2.17 x 1.02

UPVC double glazed window & entrance door to the front aspect, vinyl tile flooring, consumer unit, space for storing coats & shoes and a door opening into the sitting room.

Sitting Room

4.65 x 4.03

Fitted carpet, radiator, UPVC double glazed window to the rear aspect, stairs to the first floor and a door opens into the kitchen/ diner.

Kitchen/ Diner

6.13 x 4.63 max

A large open plan space, perfect family life, or entertaining. Featuring recently fitted laminate flooring, a wren kitchen including, spotlights, x2 radiators, units above & below, quartz work surfaces, under-mount composite sink, central island with quartz work surface, space for breakfast stools, integrated dishwasher, space for a large fridge-freezer & space for a Rangemaster style oven, large built-in pantry, a door opens into the utility/ shower room and UPVC double glazed windows & French doors to the rear aspect (opening to the rear garden).

Utility/ Shower Room

2.74 x 1.50

Tile flooring, UPVC double glazed obscure window to the rear aspect, tiled walls, heated towel rail, spotlights, extractor fan, toilet with inset wash basin & mixer tap, walk-in shower with both handheld & rainfall heads and a laminate work surface with space beneath for a washing machine & tumble dryer.

Stairs leading to the First Floor Landing

Fitted carpet, radiator, UPVC double glazed window to the rear aspect and doors opening to the bedrooms & bathroom.

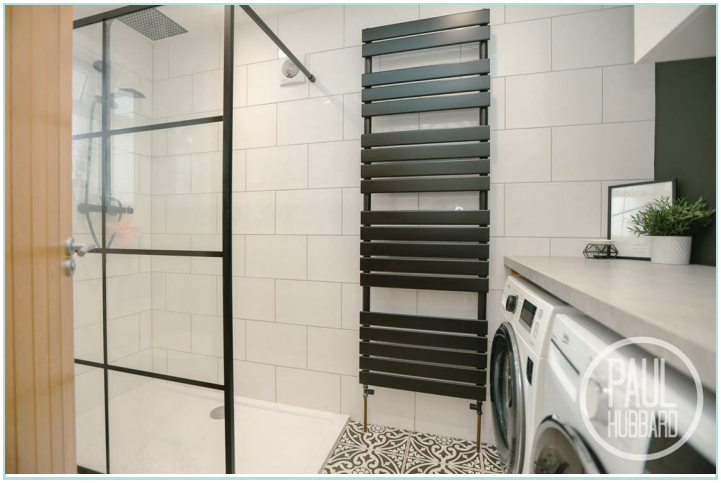
Bedroom 1

3.47 x 2.92 max

Fitted carpet, radiator, UPVC double glazed window to the side aspect and a fitted open concept wardrobe.









Bedroom 2

3.48 x 2.56 max

Fitted carpet, radiator, UPVC double glazed window to the side aspect and a fitted wardrobe.

Bedroom 3

2.08 x 2.08

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

Bathroom

2.14 x 1.43 max

Laminate tile flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet, pedestal wash basin with a mixer tap, panelled bath with mixer tap with mains-fed shower set above, built-in storage cupboard and tile splash backs.

Outside

A pathway leads to the main entrance door, while the driveway provides off-road parking for multiple vehicles. A laid lawn area sits to the side, with gated access leading through to the rear garden.

The west-facing rear garden features a patio area, laid lawn and shingle borders, complemented by outdoor lighting, power sockets and an external tap. A timber storage shed provides useful additional storage.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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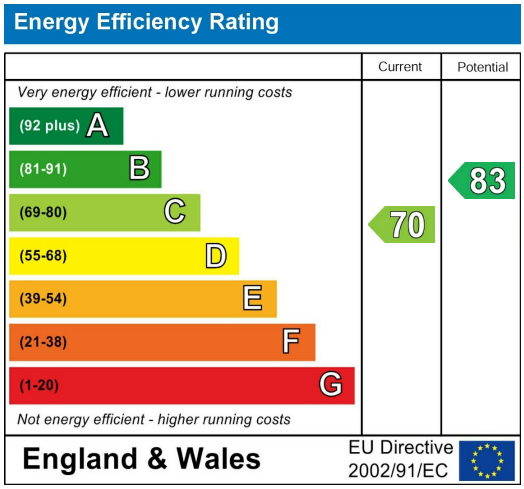








Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council





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