

£200,000  
Asking Price

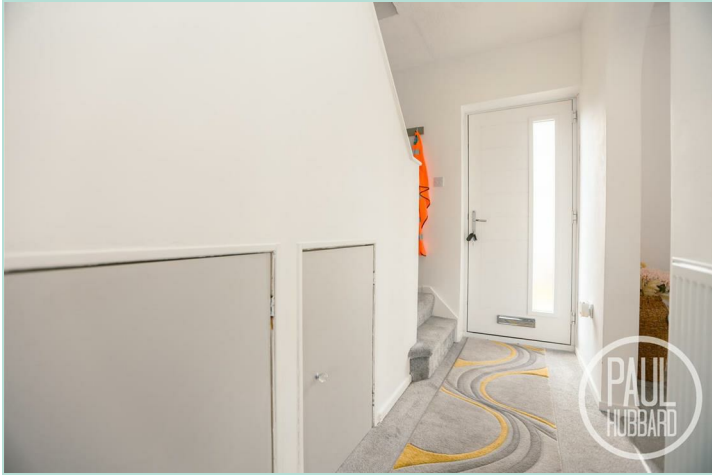


## Lilac Drive

Lowestoft, NR32 2SS

- Chain free
- Ideal first time buyer or family home
- 3 Sizeable bedrooms
- Generous rear garden and front garden
- Popular Oulton Broad North location
- Separate entrance hall
- Situated within a cul de sac
- Close to local amenities
- Neutral colours throughout
- Gas central heating





### Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

### Entrance Hall

Composite entrance door to the front aspect, carpet flooring throughout, a radiator, door opening into the sitting room, opening to the dining room, doors to under stairs storage cupboards and carpeted stairs leading to the first floor landing.



### Sitting Room

3.84m x 3.68m

UPVC double glazed window to the rear aspect, carpet flooring throughout a radiator and opening to the kitchen.

### Kitchen

3.35m x 1.93m

UPVC double glazed window and door to the rear aspect opening into the garden, opening to the dining room, vinyl flooring throughout, wall mounted gas boiler, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, stainless steel extractor fan, space for appliances including a washing machine, fridge/freezer and Rangemaster style oven (negotiable to stay).



### Dining Room

3.62m x 2.78m

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



### First Floor Landing

Carpet flooring throughout, a loft hatch, doors opening to the family shower room, built in storage cupboard and bedrooms 1-3.



### Shower Room

2.34m x 2.06m max

x2 UPVC double glazed windows to the rear aspect, vinyl flooring throughout, a heated towel rail, toilet, vanity unit with inset hand wash basin and mains fed rainfall shower with handheld attachment enclosed within a sizeable tiled and glass cubicle.

### Bedroom 1

3.92m x 3.36m

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

### Bedroom 2

3.94m max x 3.30m

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

### Bedroom 3

2.38m x 2.33m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and opening to a built in wardrobe.



### Outside

To the front of the property a concrete pathway provides access to a laid lawn front garden, main entrance door and shared pathway with the neighbouring property which leads to a timber gate opening to the rear garden.

To the rear of the property a concrete pathway leads up to a fully enclosed sizeable laid lawn garden which also provides access to a purposely built out house.



### Agent Note

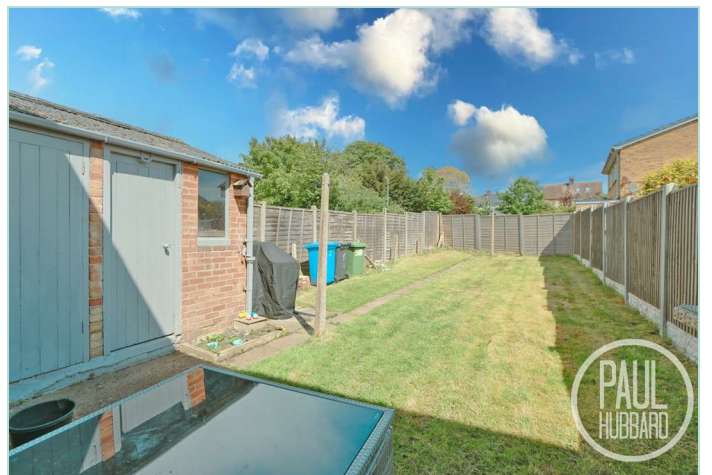
- This property has shared access with the neighbouring property through a passage which leads through to gated access to the rear garden.
- The oven and fridge freezer are negotiable to stay within the property.




### 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.

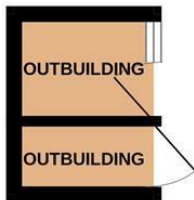




Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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