

£210,000
Guide Price



Sycamore Avenue

Lowestoft, NR33 9PJ

- Well presented terraced family home
- Pleasant cul-de-sac location
- Over 1,000 sq ft of accommodation
- Three separate bedrooms
- Loft conversion offering a versatile home office / hobby room
- Many recent upgrades throughout
- Gas central heating with regularly serviced combi boiler
- Modern bathroom suite
- Large south-west facing rear garden
- Secure gated off-road parking for multiple vehicles

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**PAUL
HUBBARD**



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!

Porch

1.38 x 1.02

Main entrance door to the front aspect, timber double glazed window to the side aspect, ideal space for storing coats and shoes and a door opens into the sitting room.

Sitting Room

3.54 x 3.39

Exposed floorboards, UPVC double glazed window to the front aspect, consumer unit, radiator and a period open fireplace. A feature archway doorway opens through to the dining room.

Kitchen/ Diner

6.59 max x 3.53 max

These rooms have been opened up to create a bright, spacious setting perfect for modern living and entertaining.

Dining Room

Exposed floorboards, UPVC double glazed window to the rear aspect, x2 radiators, period open fireplace, built-in under-stair storage cupboard and a door opens to the stairs which lead to the first floor. Open-plan access through to the kitchen.

Kitchen

Laminate flooring, kitchen comprising a range of shaker-style units above & below, butcher's block style work surfaces, tiled splash backs, inset ceramic sink & drainer with mixer tap, space for a cooker with a built-in extractor above, space for under-counter fridge & freezer, unit housing the gas combi boiler, UPVC double glazed window and an archway opening into the rear lobby.

Rear Lobby

Laminate flooring, airing cupboard, UPVC double glazed door opening out to the rear garden and access through to the utility room and bathroom.

Utility Room

2.23 x 0.93

Vinyl flooring, space & plumbing for a washing machine and tumble dryer, laminate work surfaces, wall-mounted unit, heated towel rail and access into the bathroom.

Ground Floor Bathroom

2.27 x 1.63

Refitted in late 2023, comprising tiled walls, painted concrete flooring, extractor fan, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet, pedestal wash basin with mixer tap and a panelled bath with a mixer tap, a hand-held shower attachment and additional electric shower unit set above.

Stairs leading to the First Floor Landing

Timber staircase with runner carpet and doors opening to bedroom 1 & 2.





Bedroom 1

3.55 x 3.41

Fitted carpet, UPVC double glazed window to the front aspect, radiator, under-stair storage space and stairs leading to the loft room.

Bedroom 2

3.54 x 3.42

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

Bedroom 3

2.99 x 2.25

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

Loft Room

3.94 x 3.27

A versatile converted loft space, ideal for use as a home office, studio or hobby room. Featuring a boarded floor, lighting, power points, radiator, feature exposed brick wall and built-in eaves storage cupboards.

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 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		
(81-91) B		84
(69-80) C	69	
(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	



SYCAMORE AVE, OULTON BROAD

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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