

£375,000
Guide Price



Burnt Hill Way

Lowestoft, NR33 8PE

- Detached family home
- Well presented throughout
- 3 separate bedrooms - 1 en-suite shower room
- Renovated throughout in 2022 including new boiler and full rewire
- South west facing rear garden
- Off Road parking for multiple vehicles
- Gas central heating
- Open-plan living space
- Ground floor cloakroom
- Nearby great transport links





Location

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

Composite entrance door, recessed door mat, LVT flooring, radiator, stairs leading to the first floor landing, built in under-stair storage and doors opening into the cloakroom, sitting room & kitchen.



Cloakroom

1.42 x 0.84

LVT flooring, UPVC double glazed care window to the front aspect, radiator, extractor fan, toilet with hidden cistern & built-in wash basin with mixer tap and tiled splash backs.

Sitting Room

7.68 max x 3.36 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator plus a vertical radiator, built-in media wall with recessed shelving, LED lighting & an electric fireplace, storage cupboard and French doors opening into the garden room.



Open-plan living space

10.7 max x 7.04 max

The main living space is open plan and conspires kitchen, breakfast space, dining room and garden room with space for sofas with stunning bifold doors opening to the southwest facing garden.

Kitchen

LVT flooring, UPVC double glazed window to the front aspect, radiator, spotlights, unit above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, integrated fridge-freezer & slimline dishwasher, Range master oven with ceramic hob & stainless steel extractor hood, space for a washing machine, breakfast bar with space for stools and feature pendant lighting.



Garden Room/Dining Room

7.04 x 2.92

LVT flooring, spotlights, x2 vertical radiators, space for a dining table & sofa and x2 sets of bifold doors opening out to the garden.



Stairs Leading To The First Floor Landing
Fitted carpet, UPVC feature gable end window, loft access (boarded with pull down ladder), radiator, space for seating (perfect for a reading nook and doors opening to the bedrooms & bathroom).

Bedroom 1

5.46 max x 3.54 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, spotlights, fitted Sharps wardrobes & drawers, built-in wardrobe and space for a sofa/ seating if desired.

Bedroom 2

5.46 max x 3.39 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, spotlights, built in wardrobe & storage cupboard and doors opening into the en-suite shower room.

En-suite Shower Room

2.15 x 1.30

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, shaving point, toilet & wash basin set into a vanity unit with a mixer tap, a walk-in mains-fed shower and aqua board wall panels.



Bedroom 3

2.44 x 1.98

Fitted carpet, UPVC double glazed window to the front aspect, radiator, fitted single bed with handy drawers for storage and a built-in wardrobe.

Bathroom

2.13 x 1.96

Vinyl flooring, UPVC double glazed obscure window to the front aspect, spotlights, extractor fan, tiled walls, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a mains fed shower set above.







Outside

A generous brick-weave driveway provides off-road parking for multiple vehicles. The frontage is enhanced by well-stocked borders featuring a variety of plants, shrubs, and an attractive cherry blossom tree. A sheltered canopy area, complete with an outdoor tap, leads to the garage. The space is fully enclosed by panel fencing, with gated side access.

The southwest-facing rear garden is predominantly laid to lawn and framed by well-stocked borders of plants, shrubs, and a cherry blossom tree. Additional features include slate chippings and a patio area, ideal for outdoor dining and entertaining. UPVC French doors provide direct access to the garage. Further benefits include an outdoor tap, external lighting, and gated access leading to two storage sheds and a greenhouse.



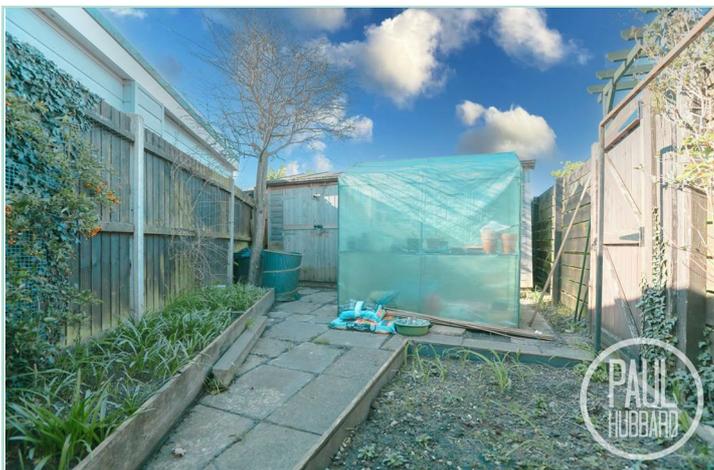
Garage

7.02 x .248

A spacious garage offering excellent versatility for parking or storage, fitted with lighting and power sockets. There is also space for additional appliances. Access is provided via a roller door to the front and UPVC French doors to the rear.

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.



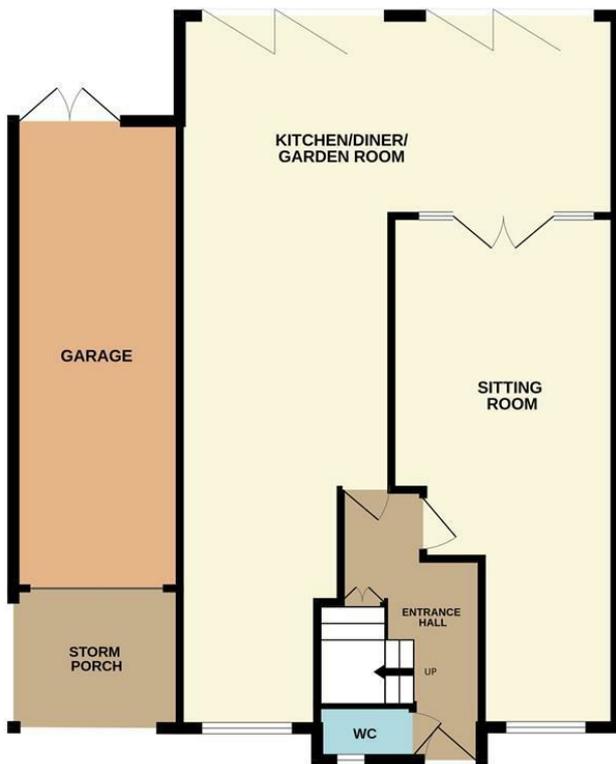




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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 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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