



## 59 Harebell Way

, Lowestoft, NR33 8EX

Guide Price £150,000



Situated in a convenient location close to local amenities, shops, schools and excellent transport links, this well-presented chain-free semi-detached home offers neutral décor throughout and a spacious open-plan ground floor ideal for modern living and entertaining. The property features a lounge, dining area and fitted kitchen seamlessly flowing together to create a sociable living space, along with two separate bedrooms and a good-sized family bathroom to the first floor. Outside, the home benefits from a fully enclosed rear garden with lawn, paved seating areas, raised planters and mature shrubs, while to the front and side there is off-road parking for multiple vehicles, additional allocated parking and useful external storage. With a range of unique features and a practical layout throughout, this property would make an ideal first-time buy, investment or downsizing opportunity.



## 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.

## Open-plan Ground Floor 18'10" max x 14'7" max (5.76 max x 4.46 max )

The open-plan living space comprises a lounge, dining area, and kitchen, creating a bright and sociable environment that flows seamlessly from one space to the next.

## Lounge

UPVC entrance door to the front aspect and double glazed window, radiator and built-in storage cupboard, all open to the dining room.

## Dining Room

Fitted carpet, stairs to the first floor, radiator, UPVC double glazed window to the side aspect, UPVC sliding door to the rear garden and open to the kitchen.

## Kitchen

Vinyl flooring, UPVC double glazed window to the rear aspect, units above and below, laminate work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for a fridge freezer, oven and washing machine.

## Stairs leading to the First Floor Landing.

Fitted carpet and doors opening to the bedrooms and bathroom.

## Bedroom 1 12'6" max x 9'3" max (3.83 max x 2.84 max )

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard and built-in wardrobe.

## Bedroom 2 8'1" x 5'8" (2.48 x 1.73)

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

## Bathroom 8'10" max x 6'2" max (2.71 max x 1.90 max)

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, toilet, pedestal wash basin with hot and cold taps, panelled bathtub with mixer tap, electric shower set above, tiled splashbacks and loft access.

## Outside

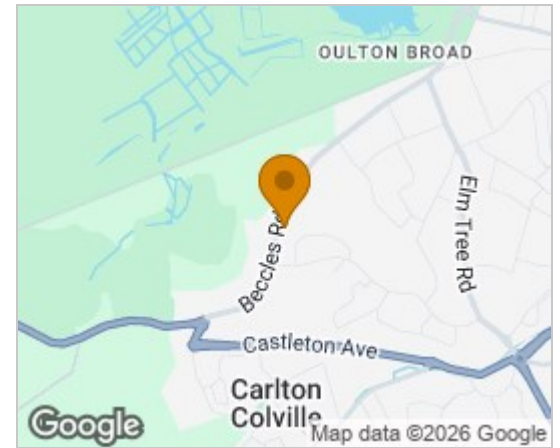
The property benefits from a laid-to-lawn frontage with a pathway leading to the main entrance, sheltered by a storm porch. A secure external door also provides access to a useful storage area. To the side, there is an off-road driveway, gated access to the rear garden, and an alleyway leading to the rear car park, where two allocated parking spaces are located.

The rear garden is predominantly laid to lawn and features paved seating areas, raised planters, and mature shrubs, all enclosed by panel fencing for added privacy.

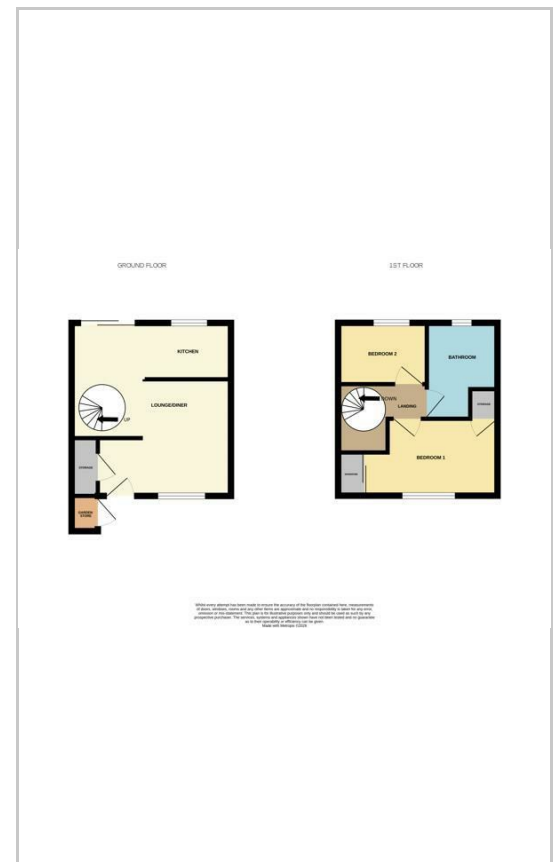
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## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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