

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

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 66 |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

£300,000
 Guide Price



Chichester Drive
 Lowestoft, NR33 8PX

- Detached family home
- 3 separate bedrooms
- South west facing rear garden
- Chain free
- Perfect for putting your own stamp on
- Kitchen with adjoining utility room
- Bright & spacious throughout
- Built-in storage solutions
- Close to local amenities, shops & schools
- Great transport links nearby



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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 and 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

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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 Entrance

2.51 x 1.33

Main entrance door to the front aspect, dual aspect hardwood frame windows, space for storing coats & shoes and a door opens into the hallway.

Hallway

Fitted carpet, stairs leading to the first floor landing, under stair storage and doors opening to the lounge/ diner & the kitchen/ breakfast room.

Lounge/ Diner & Garden Room

8.45 max x 3.19 max

A bright, open-plan living area combining comfort and versatility, with generous space for sofas and a dining table, as well as an inviting garden room area ideal for an armchair or reading nook. The lounge features a fitted carpet, a hardwood double glazed bay window to the front aspect, and an electric fireplace, flowing seamlessly through an opening into the garden room. The garden room is finished with laminate flooring and benefits from dual aspect hardwood double glazed windows, a storage heater, and French doors opening onto the rear garden, allowing natural light to pour in throughout the space.

Kitchen/ Breakfast Room

4.17 max x 3.17 max

Fitted carpet, hardwood frame double glazed window to the rear aspect, 2x built-in storage, a built-in cupboard with warm air heater, units above & below, laminate work surfaces, stainless steel sink & drainer with hot & cold taps, space for an oven & fridge-freezer and a timber frame window & door to the side aspect.

Utility Room

3.19 max x 1.87 max

Tile carpet, dual aspect hardwood double glazed windows, storage heater, base units, laminate work surface, space for a washing machine & tumble dryer, a door opens into the cloakroom and a UPVC door opens to the rear garden.

Cloakroom

1.49 x 0.87

Tile carpet, hardwood double glazed obscure window to the side aspect, toilet, wall mounted wash basin with hot & cold taps and tile splash backs.

Stairs leading to the First Floor Landing

Fitted carpet, hardwood double glazed window to the side aspect and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1

4.43 max x 2.59 max

Fitted carpet, hardwood double glazed window to the rear aspect, storage heater and 1x built-in wardrobe, 1x built-in airing cupboard with hot water tank.

Bedroom 2

3.54 max x 3.18 max

Fitted carpet, hardwood frame double glazed window to the front aspect, storage heater, loft access and a fitted wardrobe.

Bedroom 3

2.51 x 2.10

Fitted carpet, hardwood double glazed window to the front aspect, storage heater and a built-in storage cupboard.

Bathroom

2.59 max x 1.80 max

Carpet flooring, hardwood double glazed window to the side aspect, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps, a mains fed shower set above and tiled splash backs.

Outside

The property benefits from an attractive front garden laid to lawn, complemented by mature trees and established plants. A paved driveway provides ample off-road parking and leads directly to the garage. The main entrance door is sheltered by a storm porch, and there is gated side access to the rear garden.

The generous south-west facing rear garden is a true highlight of the home. It features a patio area, perfect for outdoor dining and entertaining, along with an outdoor tap and a well-maintained lawn. The borders are fully stocked with a variety of plants and shrubs, adding colour and interest throughout the seasons. A timber pergola leads to a second garden area, separated by established shrubs, which also offers a laid lawn and is partially enclosed by panel fencing. There is additional space ideal for growing fruit and vegetables, making it a gardener's dream.

Garage

4.90m x 2.09

The garage provides an excellent space for storage or secure parking. It features a timber-framed window to the side and an electric roller door to the front.

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.

