

£200,000
Offers Over



Cowslip Crescent

Suffolk, NR33 8NY

- Ideal first time buyer home
- Driveway with off road parking
- Three Separate Bedrooms
- Popular Carlton Colville Location
- Well presented throughout
- Close to local amenities
- Separate entrance hall
- Sizeable lounge/diner
- Integral garage with light and power
- Modern kitchen and bathroom





Location - Carlton Colville

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

UPVC double glazed windows and entrance door to the front aspect, wood effect laminate flooring throughout, a radiator, carpeted stairs leading to the first floor landing and door opening to the lounge/diner.



Lounge/Diner

5.20m x 3.46m max

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

Kitchen

3.52m x 1.95m

UPVC double glazed window and door to the rear aspect opening into the garden, wood effect laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, stainless steel extractor fan with 4 ring ceramic hob below, integrated oven and space for appliances including a washing machine and fridge/freezer.



First Floor Landing

Carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1-3.

Bathroom

3.59m x 1.39m

UPVC double glazed window to the rear aspect, LVT flooring throughout, built in storage shelves, part tile walls, a heated towel rail, vanity unit with inset hand wash basin, toilet with hidden cistern, bath with rainfall shower and handheld attachment.

Bedroom 1

4.05m x 2.66m

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





Bedroom 2

3.79m x 1.93m

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout and a radiator.

Bedroom 3

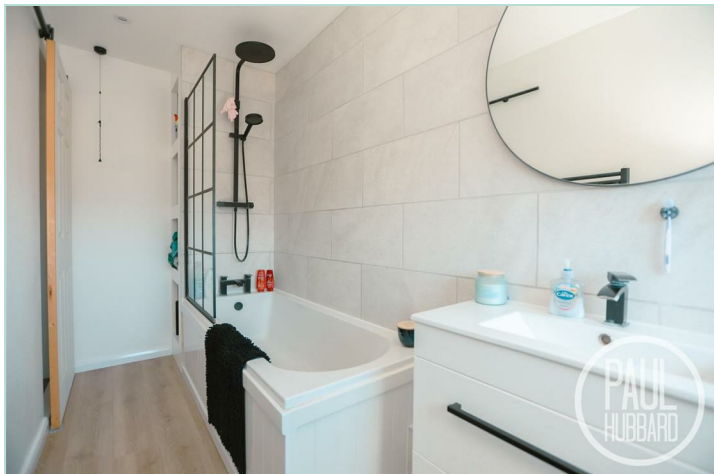
2.85m x 2.53m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to a built in cupboard which houses the gas boiler.

Outside

To the front of the property is a shingle and concrete driveway providing off-road parking, leading to the garage and the main entrance.

To the rear, the property enjoys a paved patio seating area which extends to a well-maintained lawn with an attractive decorative flower bed. The garden also benefits from a raised patio with a pergola, creating an ideal space for outdoor entertaining, along with a timber side gate providing convenient rear access.



Garage

5.60m x 2.55m

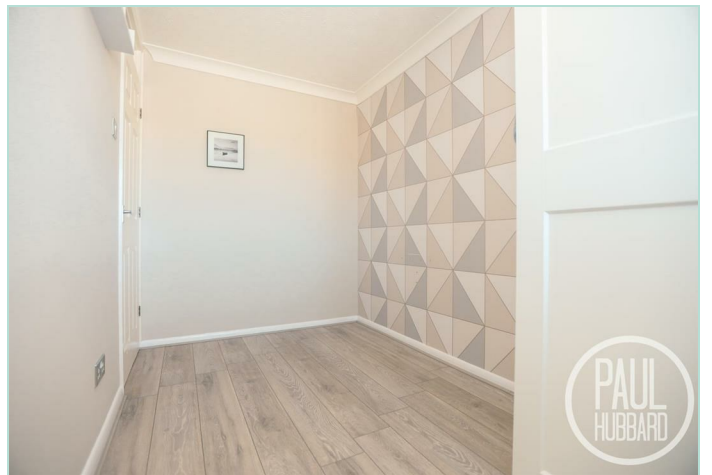
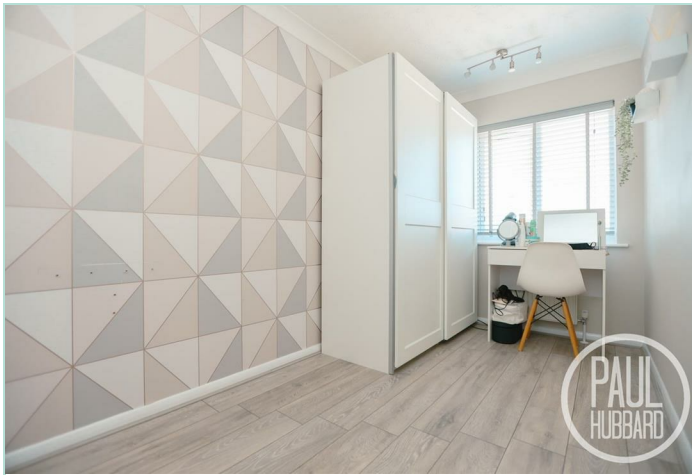
Adjoined to the property, with an electric roller door to the front aspect, light and power inside.

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.



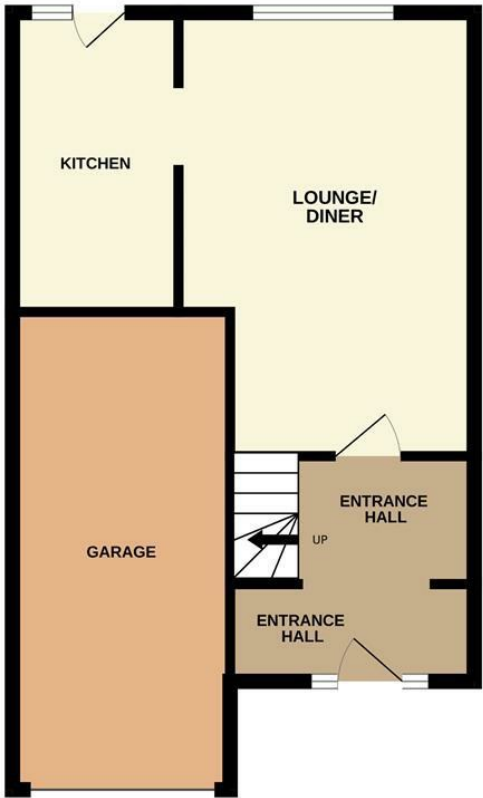




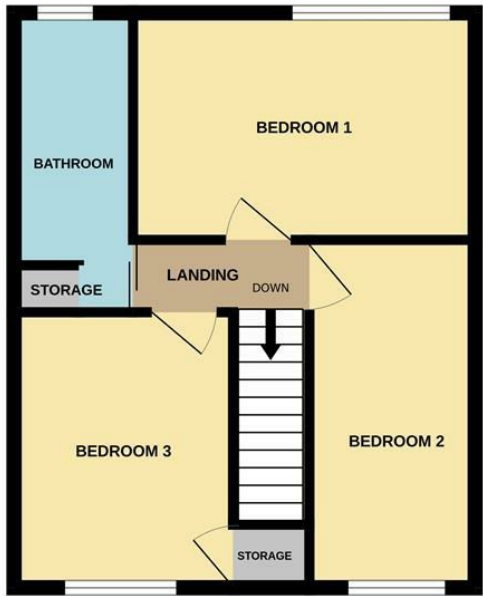
Tenure: Freehold
 Council Tax Band: B
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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