

£270,000
Asking Price



The Graylings

Lowestoft, NR33 8ND

- Well presented 2 bedroom detached bungalow
- Chain free
- Off-road parking
- 2 double bedrooms
- Fully enclosed low maintenance rear garden
- Generous brick weave driveway
- Built in storage
- Gas central heating
- Close to local shops, schools and amenities
- Close to transport links

PAUL
HUBBARD



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.

Hallway

UPVC double glazed front door to the side aspect, laminate flooring, loft access, a radiator and doors leading into the other rooms and storage cupboard.



Lounge

4.8m x 3.4m

Fitted carpet, a radiator and door into conservatory.

Conservatory

3.4m x 3.3m

Dual aspect UPVC double glazed windows, double doors leading into garden, fitted carpet and a radiator.

Shower room

2.1m x 1.8m

UPVC double glazed obscure window to the side aspect, tiled walls, walk in mains fed shower with hand held attachment, pedestal hand basin with both hot and cold tap, a toilet and a radiator.



Bedroom 2

2.9m x 2.8m

UPVC double glazed window to the front aspect, fitted carpet and a radiator.

Bedroom 1

4.5m x 3.4m

UPVC double glazed window to the front aspect, fitted carpet, fitted wardrobes and a radiator.

Kitchen

2.9m x 2.8m

UPVC double glazed window to the rear aspect, UPVC double glazed door leading into rear garden, vinyl flooring, part tiled walls, cupboard housing gas boiler, inset composite sink with mixer tap and draining board, integrated oven and gas hob with built in extractor fan, spaces for fridge freezer and washing machine.





Outside

The rear garden is fully enclosed by wooden panel fencing, creating a private and low maintenance outdoor space. The garden is laid with concrete patio slabs and beautifully complemented by mature trees and established shrubs. There is convenient access to the garage via a side door, along with a greenhouse positioned to the rear of the garden.

To the front, the property benefits from a brick weave driveway providing off road parking, alongside a paved front garden which is neat, tidy and easy to maintain.

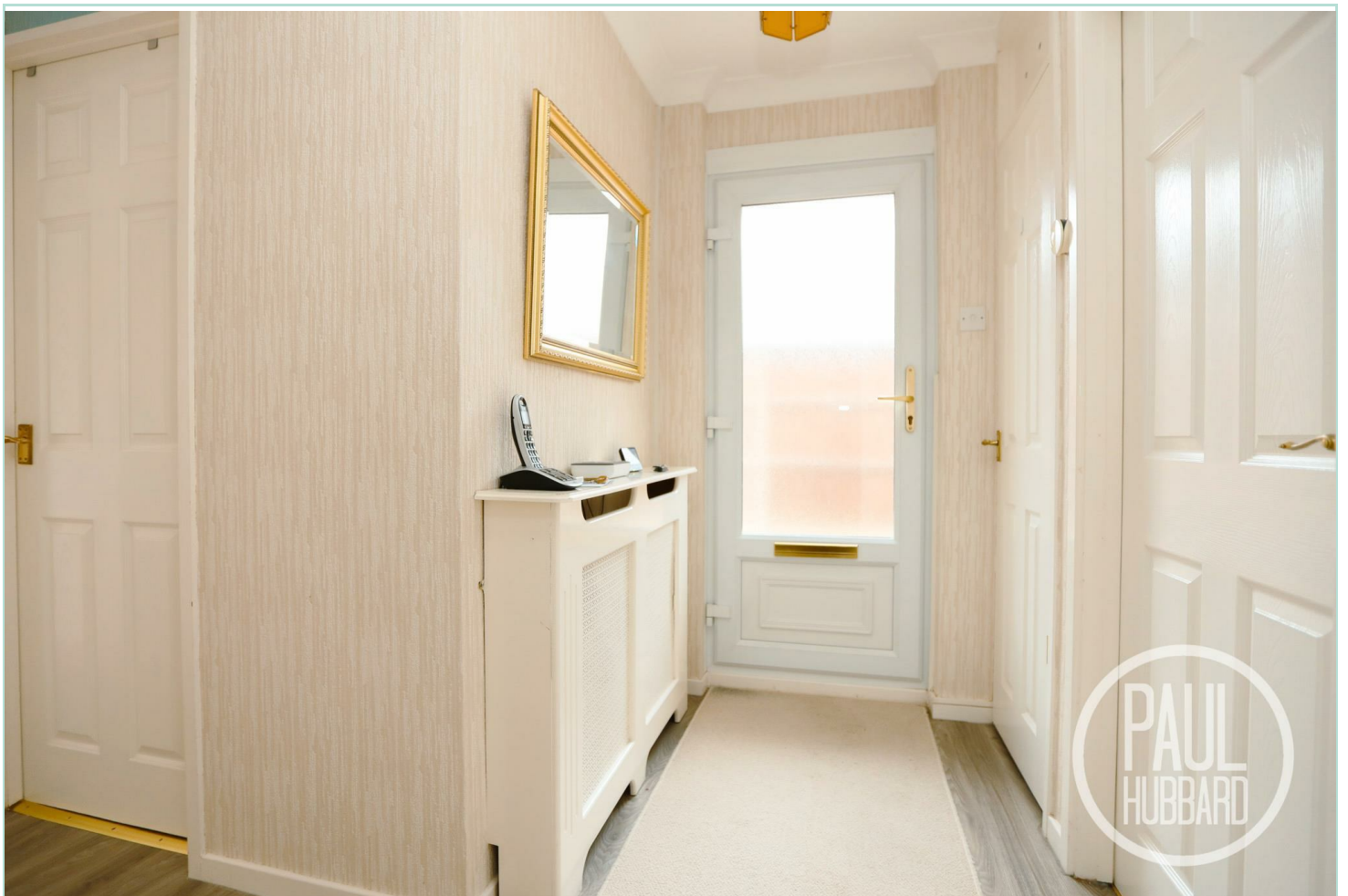
Financial Services

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Tenure: Freehold
Council Tax Band: C
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		
(69-80) C	70	79
(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	

GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.) approx.
(While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
Made with Floorplan Studio

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