

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£280,000**  
 Asking Price



**Peacock Close**  
 Lowestoft, NR33 8BH

- Chain free
- 2 double bedrooms
- Detached bungalow situated in a cul de sac
- Popular Carlton Colville location
- Off road parking & garage with light and power
- Spacious lounge diner
- New shower room
- Close to local amenities, shops & schools
- Front and rear gardens
- Great transport links nearby



Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

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

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

e - info@paulhubbardonline.com

t - 01502 531218



### 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.

### Porch

1.74m max x 1.56m

UPVC entrance door & double glazed obscure window to the front aspect, fitted carpet, x2 storage cupboards (one housing the gas boiler) and a door opening into the lounge/ diner.

### Lounge/Diner

5.71m x 4.43m max

Fitted carpet, dual aspect UPVC double glazed windows, x2 radiators, fireplace and a door opening into the hallway.

### Hallway

Fitted carpet, radiator, loft access and doors opening to the kitchen, bedrooms & shower room.

### Kitchen

2.65m max x 2.55m max

Vinyl flooring, spotlights, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, integrated fridge, space for a washing machine, tiled walls and a UPVC double glazed window & door to the side aspect.

### Bedroom 1

3.61m max x 3.03m max

Fitted carpet, UPVC double glazed window to the rear aspect with garden views, a radiator and a fitted wardrobe with sliding doors.

### Bedroom 2

3.62m x 2.57

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

### Shower Room

2.53m x 1.71m

Vinyl flooring, x2 UPVC double glazed obscure windows to the side aspect, radiator, toilet, wash basin set into a vanity unit with a mixer tap, tile splash backs, a walk-in electric shower with aqua board wall panels & a glass screen and an extractor fan.

### Outside

The property benefits from a low-maintenance shingle front garden with a pathway leading to the main entrance door. A long driveway provides off-road parking for multiple vehicles and leads to the garage. There is also an outdoor tap, and the frontage is enclosed by a combination of panel fencing and brick wall boundaries.

The south-east-facing rear garden has been thoughtfully landscaped and features a patio seating area, outdoor lighting, a neatly laid lawn, shingle beds, and fully stocked planted borders with a variety of mature shrubs and plants. There is pedestrian access to the garage, along with water butts and a designated space for bins. Additional features include a timber storage shed, a decorative shingle area with paving, and a storage container. The garden is fully enclosed by panel fencing, providing a good degree of privacy.

### Garage

6.10m x 3.00m

The garage provides an excellent space for either storage or secure parking and benefits from both light and power. It features an up-and-over door to the front as well as a pedestrian access door leading directly into the rear garden.

### 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.

