

£300,000
Offers In Excess Of



Colville Road

Lowestoft, NR33 9QX

- Well presented throughout
- Detached family bungalow
- 3 Double bedrooms
- Off road parking for multiple vehicles
- Vast rear garden
- Close to local amenities
- Sizeable sitting room with garden views
- Generous plot approaching approx. 1/4 acre (sts)
- Master with ensuite
- Separate garage

**PAUL
HUBBARD**



Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich. Just walking distance from the centre of sought after Oulton Broad.

Kitchen

3.0m x 2.4m

Entering the property through the kitchen diner which comprises of a UPVC double glazed window to the front aspect, vinyl flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, opening to the dining room, 4 ring gas hob, integrated fridge, freezer, dishwasher, washing machine, oven and grill.

Dining Room

4.2m max x 3.2m

UPVC double glazed French doors to the rear aspect opening into the garden, carpet flooring throughout, radiator and door opening to the main hallway.



Hall

Carpet flooring throughout, loft hatch with ladder, doors opening to the bathroom, bedrooms 1-3 and reception room/study.

Bathroom

2.7m x 2.4 max

A family bathroom comprising of a UPVC double glazed window to the rear aspect, vinyl flooring throughout, radiator, toilet, pedestal wash basin, part tile walls, bath with handheld shower attachment and a good size vanity unit.



Bedroom 1

5.0m x 3.6m

A sizeable master bedroom with x2 UPVC double glazed windows to the front and side aspects, carpet flooring throughout, radiator and doors opening to an en-suite and built in wardrobe.

En-suite

1.6m x 1.1m

UPVC double glazed window to the front aspect, carpet flooring throughout, part tile walls, pedestal wash basin, toilet and mains fed shower enclosed within a glass cubicle.

Bedroom 2

3.6m max x 3.2m

A double bedroom located at the front of the property with UPVC double glazed window, carpet flooring throughout and radiator.





Bedroom 3

3.6m x 3.3m max

A double bedroom with UPVC double glazed window to the side aspect, carpet flooring throughout and radiator.

Study/Reception Room

2.7m x 2.3m

An additional reception room with the potential to be used as a study room, comprising of carpet flooring throughout, radiator, door opening to a WC and opening to a hall leading to the sitting room and UPVC door to the garden.

WC

1.3m x 0.8m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, radiator, toilet and wall mounted hand wash basin.

Sitting Room

5.5m max x 4.9m

Located at the rear of the property boasting beautiful garden views, comprising of a UPVC double glazed window to the side aspect and sliding doors to the rear aspect opening into the garden, carpet flooring throughout and x2 radiators.

Outside

GARAGE (5.8m x 2.4m)

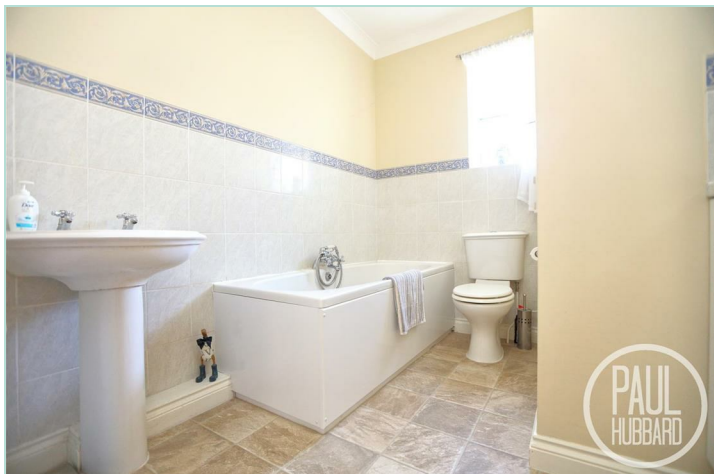
A separate garage with up and over door to the front aspect, built in shelving, door and window to the side aspect.

To the front of the property a concrete driveway with decorative brick border boasts off road parking for multiple vehicles and leads up to the main entrance door, shingle front garden with mature tree, garage and access to the rear garden.

To the rear of the property a level timber gate opens to a patio pathway, decorative shingle bed and a vast laid lawn garden with patio seating area, timber pergola with thatched roof and fenced allotment area with greenhouse located at the base of the 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.







Tenure: Freehold
Council Tax Band: D
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		85
(69-80) C	70	
(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	

COLVILLE ROAD
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 sq.m.) approx.
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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