

Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating:  
 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>		
(55-68) <b>D</b>		
(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	

**£250,000**  
 Asking Price



LEONA CRESCENT  
 854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.3 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency. Call for more details.



Leona Crescent  
 Lowestoft, NR33 8JY

- Cul de sac in old Carlton Colville
- Front and rear gardens
- Detached bungalow
- Close to local amenities
- Chain free
- Separate entrance hall and porch
- 3 Separate bedrooms
- Well presented throughout
- Off road parking
- Open plan lounge/diner



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### 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.

### Front porch

2.27m x 1.11m  
UPVC double glazed entrance door to the side aspect and windows surround, carpet flooring throughout and door opening to the entrance hall.

### Entrance hall

2.11m x 1.54m  
Carpet flooring throughout, double doors opening to a built in storage cupboard which houses the gas boiler and a door opening to the sitting room.

### Sitting room/ Dining room

6.02m max x 5.62m max  
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, cast iron log burner and an opening to the dining area.

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, an opening to the kitchen and doors opening to a built in shelved storage cupboard and the hallway.

### Kitchen

2.94m x 2.53m  
UPVC double glazed window to the side aspect with door opening to an additional porch, tile flooring throughout, part tile walls, units above and below, laminate work surfaces, stainless steel extractor fan, 4 ring gas hob, integrated oven, fridge and freezer. A stainless steel sink with drainer, washing machine included.

### Side porch

2.54m x 0.82m  
UPVC double glazed sliding door to the side aspect and windows surround, vinyl flooring.

### Hallway

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

### Shower room

2.02m x 1.70m  
UPVC double glazed window to the side aspect, vinyl tile flooring throughout, tile walls, a radiator, toilet, vanity unit with inset hand wash basin and mains fed shower enclosed within a glass cubicle.

### Bedroom 1

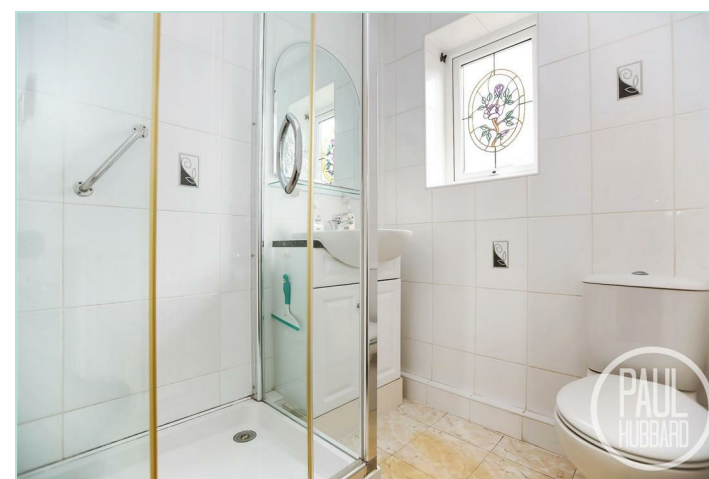
3.35m x 3.32m  
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to built in wardrobes.

### Bedroom 2

3.30m x 2.95m  
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors open to a built in wardrobe.

### Bedroom 3

2.40m x 2.16m  
UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.



### Outside

To the front of the property a concrete driveway leads up to a laid lawn garden, the entrance porch and secondary entrance to the side aspect, along with access to the rear garden and garage.

To the rear of the property a concrete pathway leads up to a sizeable laid lawn garden with plant and shrub borders and provides access to the garage (approx 2m x 4.8m) which benefits from 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.

