

£260,000
Asking Price

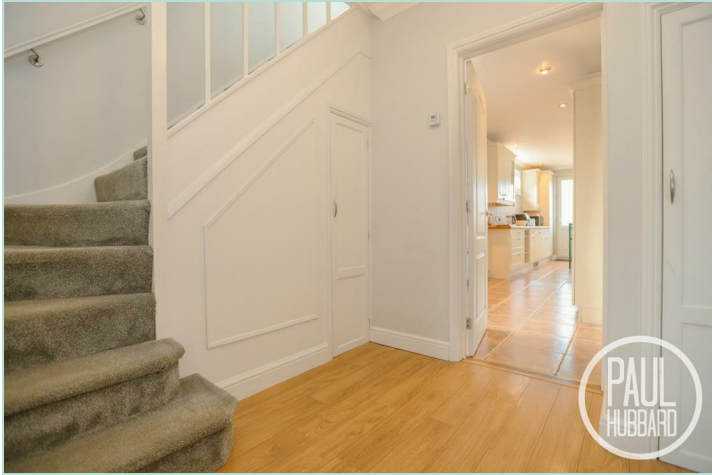


Moyes Road

Lowestoft, NR32 3NY

- Deceptively spacious semi-detached family home
- 3 Separate bedrooms
- Driveway with off road parking for multiple vehicles
- West facing garden
- Popular Oulton Broad location
- Sizeable kitchen/ breakfast room
- Converted garage providing a versatile home studio/office
- Optional open plan lounge/diner
- Close to local amenities
- Chain free

**PAUL
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Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Porch

2.02m x 1.09m

UPVC double glazed window and door to the front aspect, tile flooring throughout and door opening to the main entrance hall.

Entrance Hall

Wood effect laminate flooring throughout, carpeted stairs leading to the first floor landing, vertical radiator, and doors opening to x2 storage cupboards, the sitting room and kitchen/breakfast room.

Sitting Room

6.11m x 3.26m max

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout, a radiator, gas fire and double internal doors opening to the dining room.



Dining Room

4.17m x 2.77m

UPVC double glazed french doors to the rear aspect opening into the garden, wood effect laminate flooring throughout, a radiator and double internal doors opening to the kitchen/breakfast room.



Kitchen/Breakfast Room

8.10m x 2.58m max

UPVC double glazed windows to the side and rear aspect with door opening into the garden, tile flooring throughout and a central breakfast bar island with additional storage. A selection of units above and below, solid wood work surfaces, tile splash backs, a butler sink with mixer tap, stainless steel extractor fan above a Rangemaster gas oven (negotiable to stay). Integrated appliances including a washing machine and dishwasher. Space for an American style fridge freezer (current one in situ is negotiable to stay also) and cupboard housing a gas combi boiler.

Stairs leading to the first floor landing

UPVC double glaze window to the side aspect, carpet floor and throughout, loft hatch, and doors opening into the family bathroom, built in storage cupboard and bedrooms 1 to 3.

Bathroom

2.33m max x 1.93m

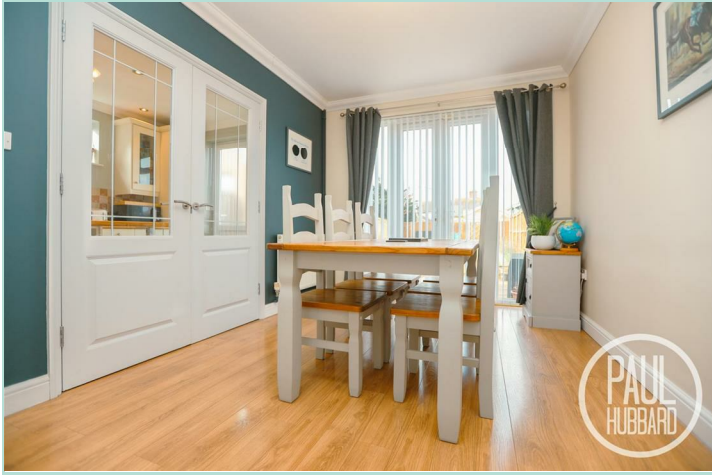
UPVC double glazed window to the front aspect, vinyl flooring, tiled walls throughout, a radiator, toilet, pedestal hand wash basin, bath with handheld shower head attachment and electric shower above.

Bedroom 1

3.95m x 2.75m max

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





Bedroom 2

3.25m x 3.04m

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

Bedroom 3

2.54m x 2.11m

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

Garage/Studio

5.59m max x 2.42m max

Converted garage currently used as a studio, offering flexible potential to be reinstated as a garage or utilised as a home office. Comprising UPVC double glazed door and window to the front aspect, secondary window and timber door to the side aspect, wood effect laminate flooring throughout and door opening to WC.

WC (1.91m x 0.87m)

Wood effect laminate flooring throughout, pedestal hand wash basin and a toilet.

Outside

To the front of the property is a generous concrete driveway providing ample off-road parking and leading to the main entrance door. A timber gate offers access to the rear garden, along with entry to the studio garage.

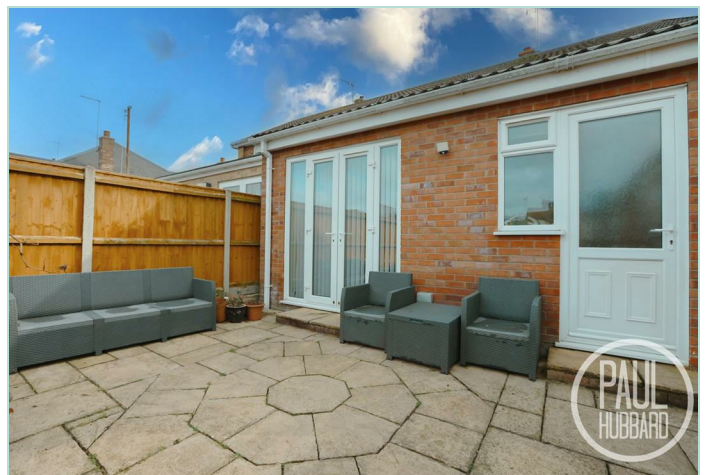
To the rear, a patio seating area leads onto a west-facing lawned garden with attractive raised flower bed borders. The garden also provides access to the studio garage and further patio and concrete areas, currently housing a timber garden shed.

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.



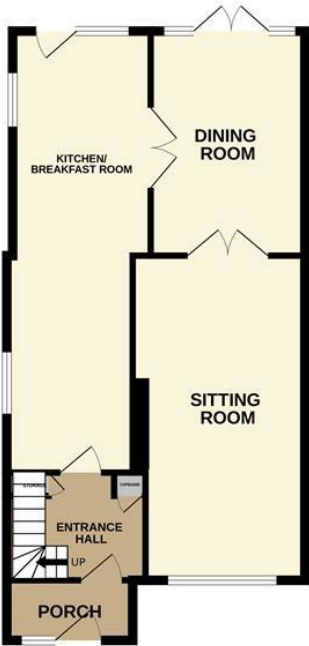
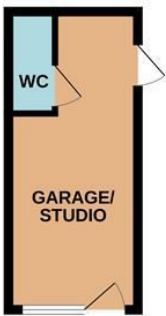




Tenure: Freehold
 Council Tax Band: B
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	83
(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
 782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
 364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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