

£280,000  
Asking Price



## Long Road Lowestoft, NR33 9DJ

- Spacious detached bungalow
- 3 separate bedrooms
- Off road parking for multiple vehicles
- Garage
- Generous rear garden
- Chain free
- 3 reception rooms including a gorgeous garden room
- Modern kitchen
- Close to local amenities, shops & schools
- Great transport links nearby





### 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 Entrance

UPVC entrance door & double glazed obscure window to the side aspect, fitted carpet, dual aspect internal obscure window and a door opens into the dining room.

### Dining Room

5.24 max x 3..14 max

Fitted carpet, UPVC double glazed bay window to the front aspect, internal obscure window to the side aspect, radiator, fireplace and sliding doors open into the sitting room.



### Sitting Room

4.87 x 4.49

Fitted carpet, UPVC double glazed window to the side aspect, radiator, fireplace, a door opens to the internal hallway and an archway opening leads through to the lobby.

### Lobby

2.98 x 1.71

Fitted carpet, UPVC double glazed window to the side aspect, radiator, x2 archway openings lead to the kitchen & garden room.

### Kitchen

3.28 x 2.95

Vinyl flooring, UPVC double glazed window to the side aspect, gas combi boiler, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs and space for an oven, washing machine & fridge-freezer.



### Garden Room

4.17 x 3.59

Fitted carpet, a sloped accessible walkway, dual aspect UPVC double glazed windows, radiator and UPVC French doors open to the rear.

### Inner Hallway

Fitted carpet, internal obscure window to the side aspect, radiator, built-in storage cupboard with double doors, loft access hatch and doors opening to bedrooms 1-3 & the family bathroom.

### Bedroom 1

3.64 max x 3.39 max

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

### Bedroom 2

4.38 x 2.44

Fitted carpet, UPVC double glazed window to the front aspect, radiator and x2 fitted wardrobes.

### Bedroom 3

2.88 x 2.42

Perfect for a third bedroom or study, with fitted carpet, UPVC double glazed window to the front aspect, radiator and a fitted wardrobe.





### Bathroom

2.46 max x 3.02 max

Vinyl flooring, x2 UPVC double glazed obscure windows to the side aspect, radiator, tiled walls, toilet & wash basin set into a vanity unit with a mixer tap and an electric shower set into a large cubicle enclosure.

### Outside

A shingle frontage provides off-road parking for multiple vehicles, complemented by decorative plants and shrubs. An up-and-over door gives access to the garage, while a pathway leads around the side of the property to the main entrance, which is sheltered by a storm porch. Gated side access leads through to the rear garden.

The mature rear garden enjoys all-day sunshine and features a patio seating area, greenhouse, outdoor tap, and a pedestrian access door to the rear of the garage. The garden is mainly laid to lawn with established plants and shrubs, and a pathway leads to a large workshop at the rear, along with a timber storage shed. The garden is fully enclosed by panel fencing, providing both privacy and security.

### Financial Services

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Tenure: Freehold  
 Council Tax Band: D  
 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>		<b>80</b>
(55-68) <b>D</b>	<b>65</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	



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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