



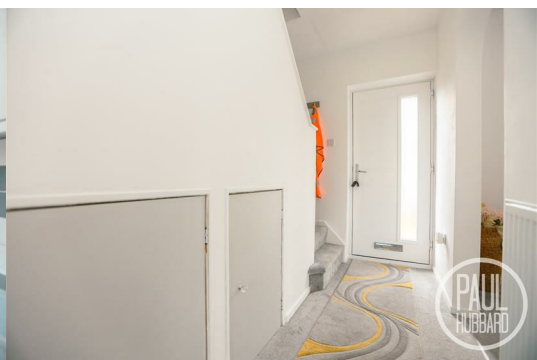
5 Lilac Drive

, Lowestoft, NR32 2SS

Asking Price £200,000



Situated in a popular North Lowestoft cul-de-sac, this ideal first-time buyer home offers three good-sized bedrooms, can be offered chain free and benefits from a spacious rear garden, and close access to local amenities. The property features a separate entrance hall, sitting room, dining room, fitted kitchen with garden access, modern shower room, and a purpose-built outbuilding.



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!

Entrance Hall

Composite entrance door to the front aspect, carpet flooring throughout, a radiator, door opening into the sitting room, opening to the dining room, doors to under stairs storage cupboards and carpeted stairs leading to the first floor landing.

Sitting Room 12'7" x 12'0" (3.84m x 3.68m)

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

Kitchen 10'11" x 6'3" (3.35m x 1.93m)

UPVC double glazed window and door to the rear aspect opening into the garden, opening to the dining room, vinyl flooring throughout, wall mounted gas boiler, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, stainless steel extractor fan, space for appliances including a washing machine, fridge/freezer and Rangemaster style oven (negotiable to stay).

Dining Room 11'10" x 9'1" (3.62m x 2.78m)

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

First Floor Landing

Carpet flooring throughout, a loft hatch, doors opening to the family shower room, built in storage cupboard and bedrooms 1-3.

Shower Room 7'8" x 6'9" max (2.34m x 2.06m max)

x2 UPVC double glazed windows to the rear aspect, vinyl flooring throughout, a heated towel rail, toilet, vanity unit with inset hand wash basin and mains fed rainfall shower with handheld attachment enclosed within a sizeable tiled and glass cubicle.

Bedroom 1 12'10" x 11'0" (3.92m x 3.36m)

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

Bedroom 2 12'11" max x 10'9" (3.94m max x 3.30m)

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

Bedroom 3 7'9" x 7'7" (2.38m x 2.33m)

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and opening to a built in wardrobe.

Outside

To the front of the property a concrete pathway provides access to a laid lawn front garden, main entrance door and shared pathway with the neighbouring property which leads to a timber gate opening to the rear garden.

To the rear of the property a concrete pathway leads up to a fully enclosed sizeable laid lawn garden which also provides access to a purposely built out house.

Agent Note

- This property has shared access with the neighbouring property through a passage which leads through to gated access to the rear garden.
- The oven and fridge freezer are negotiable to stay within the property.

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.

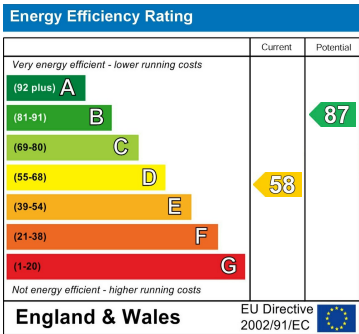
Area Map



Floor Plans



Energy Efficiency Graph



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