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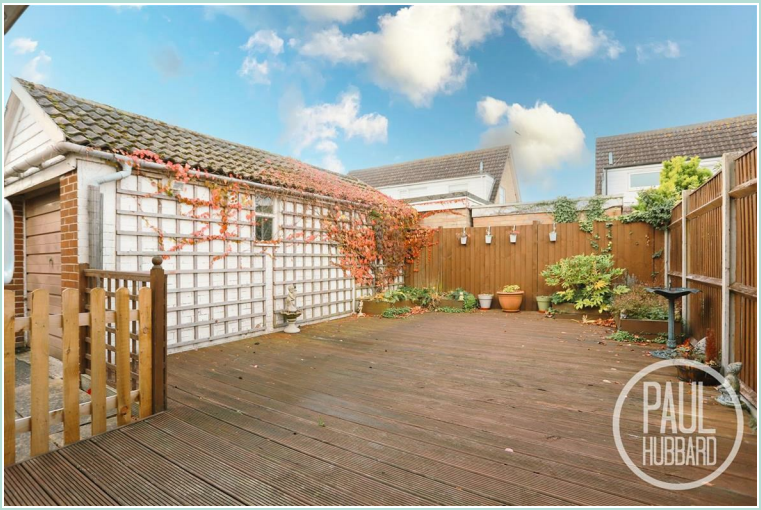
£240,000
Offers In Excess Of



Edendale

Lowestoft, NR32 3JZ

- Three bedrooms
- Semi-detached layout
- Garage plus driveway with parking for multiple vehicles
- Kitchen/diner with good space for family use
- South-west facing rear garden
- Garden room providing extra living space
- Spacious shower room
- Gas central heating
- Double glazing throughout
- Close to shops and amenities

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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!

Entrance porch

UPVC double glazed obscure window and door to the front aspect, carpet flooring throughout and an internal window and door opening into the hallway.

Hallway

Carpet flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to a storage cupboard, sitting room and the kitchen/ diner.

Sitting room

4.10m x 3.22m

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

Kitchen/ Diner

5.08m x 2.97m max

UPVC double glazed window to the rear aspect, laminate flooring throughout, part tiled walls, units above and below, sink with drainer, integrated extractor fan and fridge/ freezer, spaces for a cooker and washing machine, a radiator and an opening leads into the garden room.

Garden room

2.84m x 2.34m

UPVC double glazed window to the side aspect, laminate flooring throughout, a radiator and doors opening to the rear aspect.

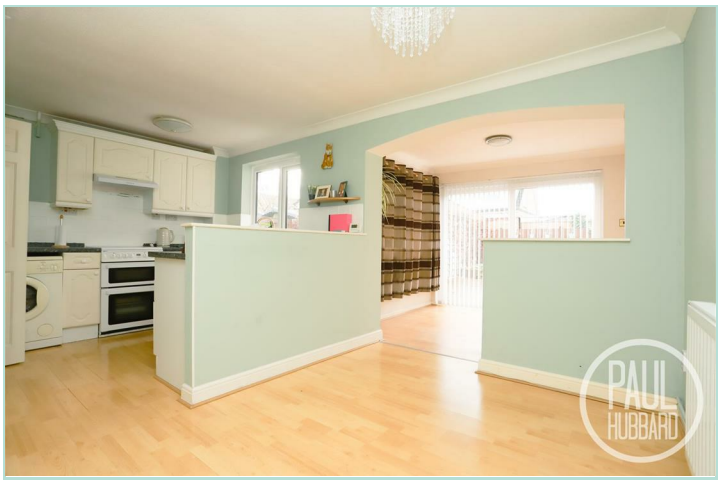
Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch and doors opening to the bathroom, airing cupboard and bedrooms 1-3.

Bedroom 1

4.10m x 2.62m

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



Bedroom 2

3.05m x 2.63m
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 3

2.59m x 2.39m
UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

Bathroom

2.35m x 1.68m
UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, pedestal wash basin, toilet, shower within a glass cubicle and a radiator.

Outside

To the front of the property, there is a driveway providing off-road parking, complemented by a neatly laid lawn. Gated side access leads to the rear garden and garage. A paved pathway guides you to the main entrance door.

To the rear, you'll find a southwest-facing garden with timber decking, perfect for outdoor dining and relaxation. The space is enclosed with fencing, offering privacy and security.

Garage (5.66m x 2.85m)

Up and over door with light and power.

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.

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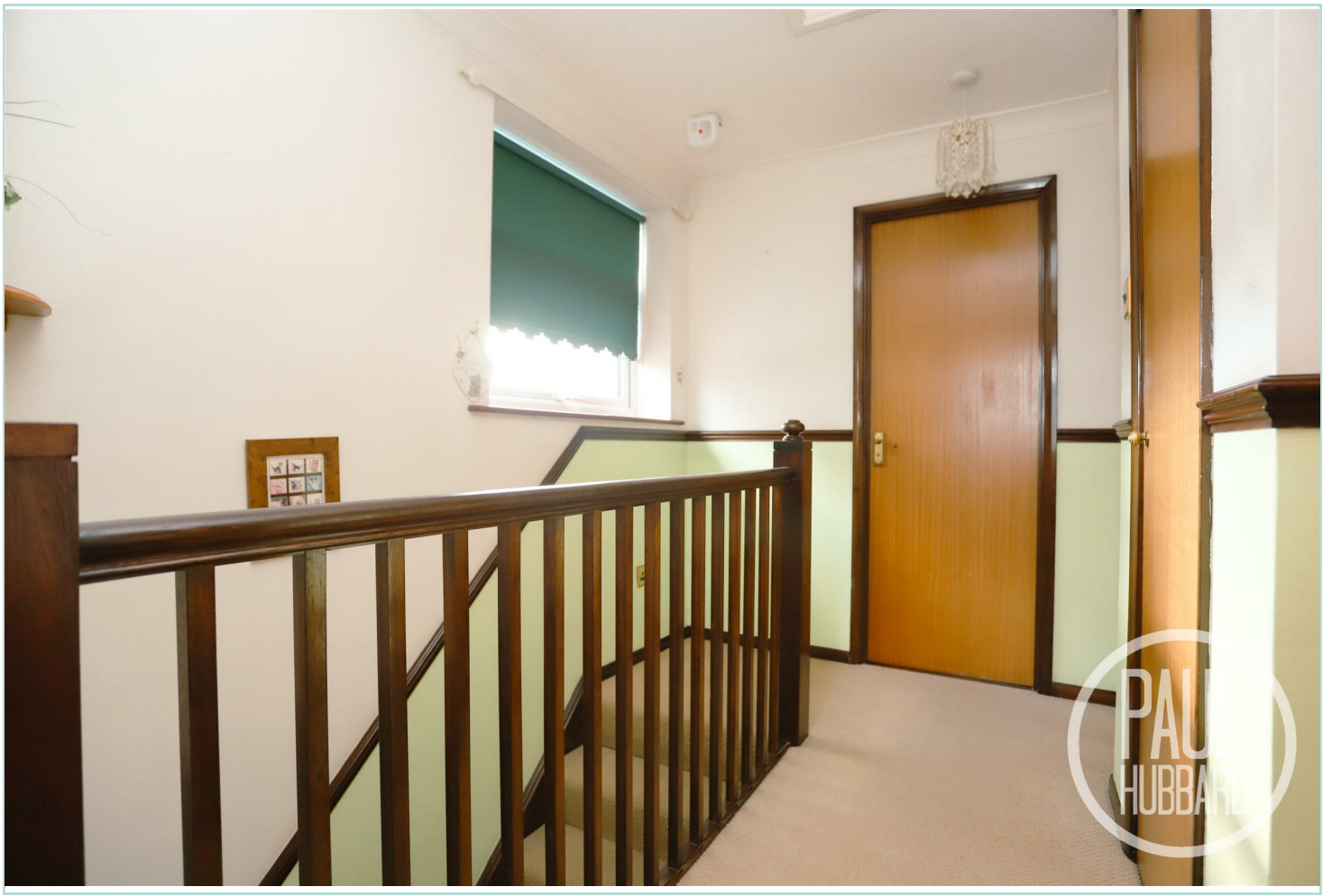
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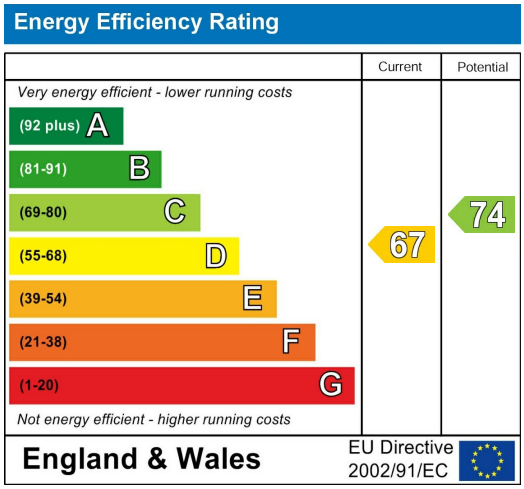
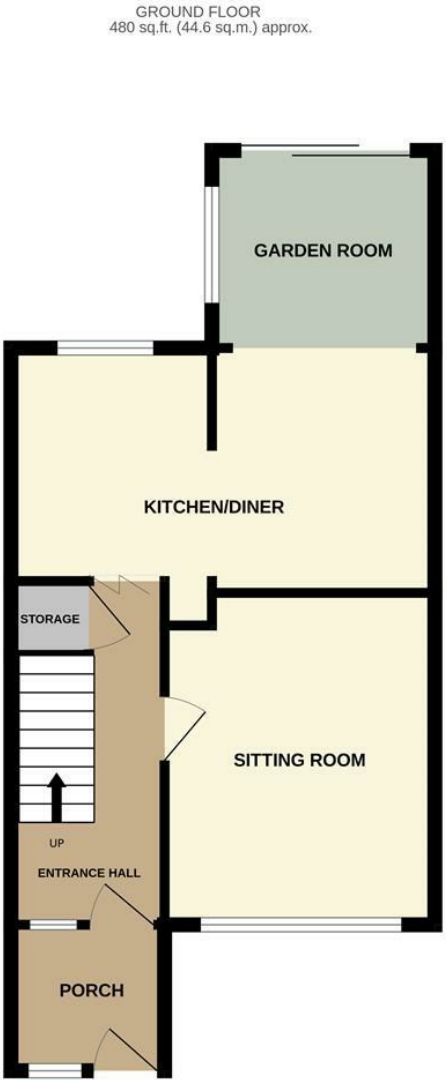
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk





TOTAL FLOOR AREA : 867 sq.ft. (80.6 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