

£475,000  
Guide Price



## Long Meadow Walk

Lowestoft, NR33 8LT

- Spacious, detached family home
- 5 Separate bedrooms
- Sizeable South West facing garden
- Close to local amenities
- Popular Carlton Colville location
- Driveway with off road parking for multiple vehicles
- Recently fitted kitchen, bathroom and shower room
- Ground floor WC
- Generously sized dining room
- Purposefully built garden room





### 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.

### Entrance Hall

UPVC double glazed entrance door and window to the front aspect, LVT flooring throughout, dado rail, carpeted stairs to the first floor landing, a radiator, opening to the kitchen and doors opening to the sitting room, WC, built in storage cupboard and dining room.



### Sitting Room

6.38m x 3.44m

A sizeable reception room with UPVC double glazed windows to the front and rear aspects with french doors opening onto the patio, LVT flooring throughout, a gas fire, x2 radiators.



### WC

1.77m max x 1.73m max

UPVC double glazed window to the rear aspect, LVT flooring throughout, radiator, vanity unit with inset hand wash basin and toilet with hidden cistern.

### Kitchen

5.71m max x 4.53m max

x2 UPVC double glazed windows to the rear aspect and door to the side aspect opening into the garden room. A recently fitted Howdens kitchen comprising of a selection of units above and below, Corian work surfaces, inset sink with integral draining board, breakfast bar, integrated appliances including a dishwasher, fridge freezer, additional base unit fridge, pull out bins, stainless steel extractor fan, 5 ring gas hob, x2 slide and hide ovens and LVT flooring throughout.





### Utility Area

Corian work surfaces over base units, additional inset sink with integral draining board, integrated washing machine and tumble dryer.

### Dining Room

5.74m x 3.57m max

x2 UPVC double glazed windows to the front aspect, LVT flooring throughout and x2 radiators.

### Stairs leading to the first floor landing

Carpet flooring throughout, dado rail, loft hatch and doors opening to the bathroom, shower room, cupboard housing the gas boiler and bedrooms 1-5.



### Bathroom

2.72m x 1.65m

x2 UPVC double glazed windows to the rear aspect, a recently fitted suite with wood effect laminate flooring throughout, heated towel rail, tile and aqua board panel walls, bath with mains fed rainfall shower above with handheld attachment, vanity unit with inset hand wash basin, heated demist mirrors with integral lighting, a shaver point and toilet with hidden cistern.



### Shower Room

2.01m x 1.67m

Separate to the main bathroom, with UPVC double glazed window to the rear aspect, a recently fitted suite with wood effect laminate flooring throughout, tile and aqua board panel walls, vanity unit with inset hand wash basin, heated demist mirrors with integral lighting, a shaver point, heated towel rail and sizeable walk in mains fed rainfall shower with handheld attachment.



### Bedroom 1

4.37m x 3.60m

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





### Bedroom 2

3.59m x 2.99m

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

### Bedroom 3

2.79m x 2.70m

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

### Bedroom 4

3.39m x 2.48m

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

### Bedroom 5

3.93m max x 2.47m

UPVC double glazed window to the side aspect, x2 Velux windows to the rear, carpet flooring throughout and a radiator.



### Garden Room

6.64m x 3.64m

Located off of the side of the property, this intentionally built space provides a great entertaining area, with patio flooring, light and feature artificial plants and wood panelling. An opening then leads round to an additional patio seating area and the main rear garden.

### Outside

To the front of the property a concrete pathway sits between a laid lawn garden, bordered by a decorative brick wall and brick weave driveway which has space for off road parking for multiple vehicles and leads up to a timber gate opening to the garden room.



To the rear of the property a fully enclosed, south west facing laid lawn garden boarded with mature trees and has a patio seating area which stretches across the back of the property with timber pergola, outdoor sockets, wrapped with grape vines. A door provides access to an adjoining workshop which benefits from light and power and side access via a gate.

### Financial Services

If you would like to know if you can afford this



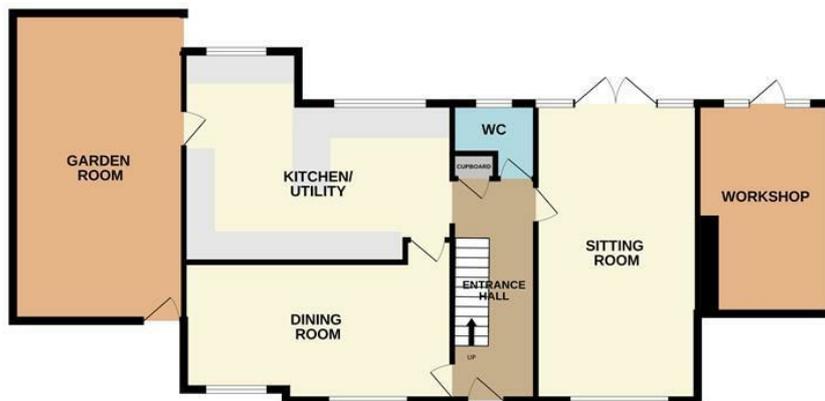


property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.

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>76</b>
(55-68) <b>D</b>	<b>67</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	

GROUND FLOOR  
 1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR  
 783 sq.ft. (72.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1952 sq.ft. (181.3 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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**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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