

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

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£260,000
Offers In Excess Of



GROUND FLOOR



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 and 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



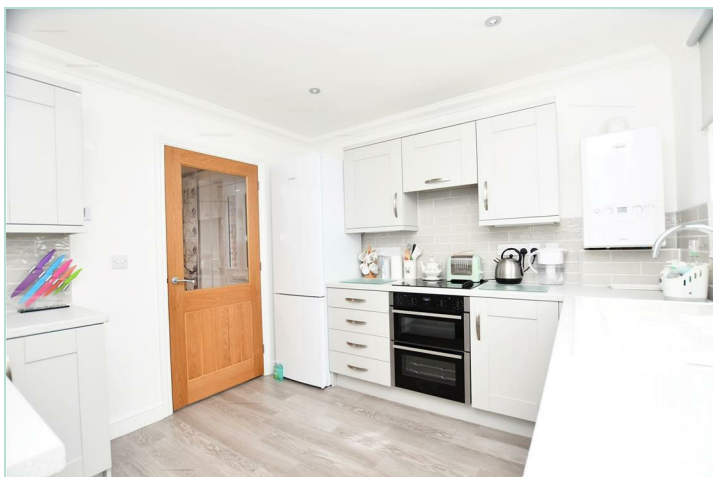
Coppice Close Suffolk, NR32 3FG

- Badger built bungalow
- Two double bedrooms
- Underfloor heating
- Off road parking with brick built garage
- Sought after location
- Wide hall way with great wheelchair accessible door frames
- Close to local amenities
- Ideal for public transport links
- Modern kitchen and bathroom
- Beautifully presented throughout

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Summary

**** BEAUTIFULLY PRESENTED THROUGHOUT **** With this ideal BADGER BUILT two bedroom bungalow situated within sought after location! Featuring carefully thought out layout with ideal wheelchair access throughout, this fantastic bungalow offers ample off road parking, brick built garage along with modern kitchen and bathroom!

Location

Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich.

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

Entrance Hall

Composite door opening to side aspect, carpet flooring with under floor heating, doors opening to kitchen, lounge, bathroom, bedrooms 1-2 and into storage cupboard. Hallway is wheelchair friendly with wider door frames allowing for fantastic accessibility.

Kitchen

(10'2" x 10'2")
UPVC double glazed window to rear aspect and door opening to rear garden. Karndean flooring with under floor heating. Coving, units above and below work surfaces With inset composite sink and drainer. Integrated NEFF oven, grill, ceramic hob and extractor fan. Spaces for fridge freezer and washing machine.

Lounge

(14'5" x 10'5")
UPVC double glazed French doors opening to rear garden, coving and carpet flooring with under floor heating.

Bathroom

(6'2" x 5'10")
Modern white suite comprising; UPVC double glazed window to side aspect, coving, Karndean flooring with under floor heating. Toilet, panelled bath with mains fed shower above. Vanity sink and heated towel rail.

Bedroom 1

(11'9" x 10'9")
UPVC double glazed window to front aspect, coving, carpet flooring with under floor heating, fitted bespoke Hammond wardrobes and Hillary's blinds.

Bedroom 2

(10'5" x 8'10")
UPVC double glazed window to front aspect, coving, carpet flooring with under floor heating, Hillary's blinds and fitted bespoke Hammond built wardrobes.

Outside

To the front of the property is a brick weaved driveway offering ample parking, leading to a brick built garage featuring light and power throughout. - (6.0m x 2.9m) To the rear is a paved seating area overlooking a sweeping laid lawn garden with door access into garage and gated access opening to front.

Agent Note

Property benefits from intruder alarm system.

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.

