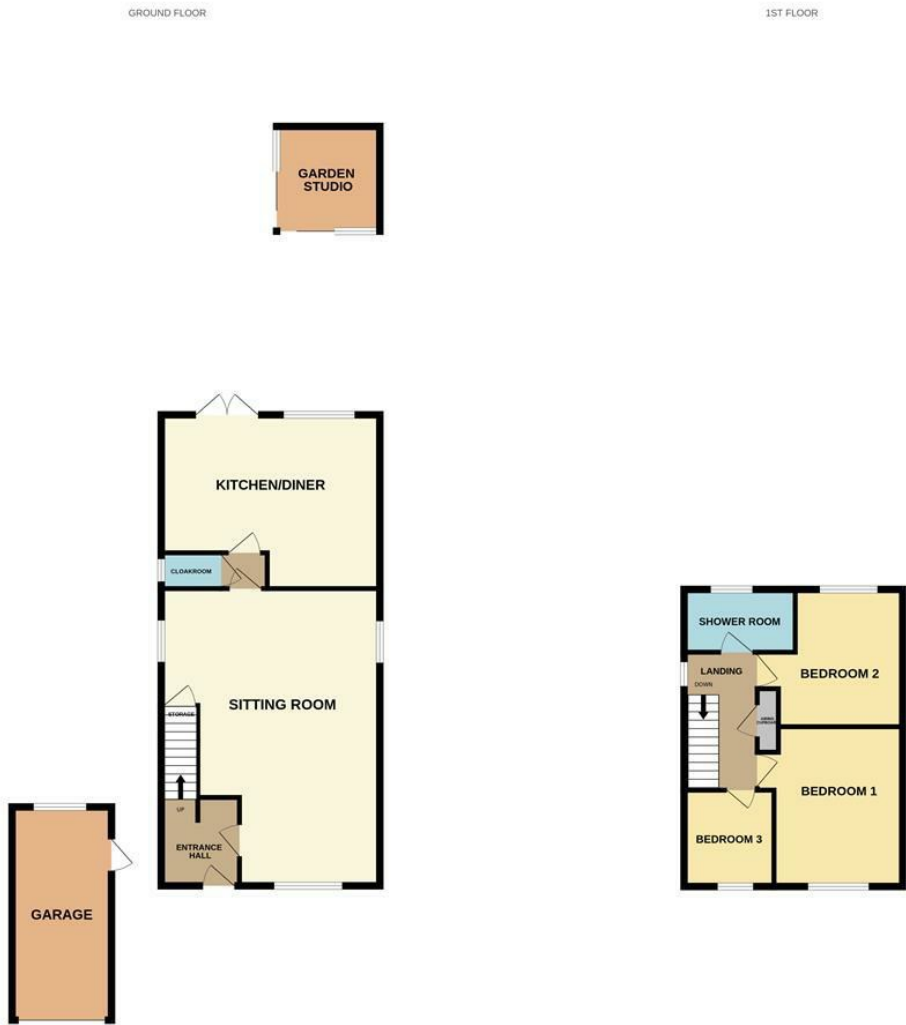


Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£340,000
Guide Price



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

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Oatlands Close Lowestoft, NR33 8LN

- Well presented detached family home
- 3 separate bedrooms
- Off road parking for multiple vehicles
- Garage & EV charging point
- Ground floor cloakroom & first floor shower room
- Spacious & bright throughout
- Low maintenance rear garden
- Garden studio perfect for home working or entertaining
- Tucked away in a sought after cul-de-sac
- Close to local amenities, shops & schools

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Summary

This well-presented detached family home offers three separate bedrooms and bright, spacious accommodation throughout. The property benefits from brand new windows and doors within the last two years and a fully serviced Baxi gas combi boiler. Features include a modern kitchen/diner with integrated appliances and French doors to the garden, a ground floor cloakroom, and a contemporary first floor shower room. Outside, there is off-road parking for multiple vehicles, a garage with EV charging point, and a low-maintenance rear garden with patio, decking, and a garden studio ideal for home working or entertaining. Tucked away in a sought-after cul-de-sac and conveniently located close to local amenities, shops, and schools.

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

Composite entrance door to the front aspect, tile flooring, radiator, stairs leading to the first floor and a door opens into the sitting room.

Sitting Room

7.15m max x 5.26m max

A spacious & bright sitting room featuring, engineered oak flooring, x3 dual aspect UPVC double glazed windows, x2 radiators, spotlights, under-stair storage cupboard and a door opening into the lobby.

Inner Lobby

Engineered oak flooring and doors opening to the cloakroom & kitchen/ diner.

Cloakroom

1.44m x 0.89m

Tile flooring, UPVC double glazed obscure window to the side aspect, toilet, wash basin set into a vanity unit with a mixer tap, radiator and a tile splash back.

Kitchen/ Diner

2.31m max x 4.23m max

Engineered oak & tile flooring, radiator, spotlights, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, integrated fridge-freezer, dishwasher, double oven/ microwave, washing machine, induction hob, stainless steel extractor hood and UPVC French doors leading out to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, oak & glass balustrade, loft access and doors opening to bedrooms 1-3, the shower room & airing cupboard (housing the gas combi boiler).

Bedroom 1

3.85m max x 3.33m max

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

Bedroom 2

3.32m max x 3.19m max

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

Bedroom 3

2.32m x 2.17m

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

Shower Room

2.51m x 1.52m

Tile flooring, UPVC double glazed obscure window to the rear aspect, spotlights, shaving point, heated towel rail, extractor fan with light, toilet & wash basin set into a vanity unit with a mixer tap, a walk-in mains fed shower with both handheld & rainfall heads, tile splash backs and aqua board wall panels.

Outside

The property is approached via a cobble effect concrete driveway, providing off-road parking for multiple vehicles and access to the garage. The frontage is attractively landscaped with shingle and slate chipping borders, planted shrubs and trees, and outdoor lighting. The main entrance is sheltered by a storm porch, and the front boundary is enclosed by brick walling and timber fencing. Gated access on both sides of the property leads to the rear, with the side areas offering an EV charging point, space for bin storage, and a pedestrian door into the garage. A paved pathway, bordered by shingle, continues to a gate that opens into the rear garden.

The rear garden is designed for low maintenance and includes an artificial lawn, planted borders, a patio area, and decking with recessed lighting and outdoor power sockets. A timber potting shed is positioned to the rear of the studio, and sliding doors provide access into the garden studio.

Garage

5.16m x 2.41m

The garage has an up-and-over door to the front and provides space for parking, storage, or use as a workshop. It includes a laminate work surface, space for additional appliances, light, power, a side pedestrian access door, and a timber window to the rear.

Garden Studio

2.60m x 2.50m

The garden studio is UPVC double glazed and finished with vinyl flooring. It offers light and power sockets, spotlights, and x2 UPVC sliding doors opening to the front and side. The space is suitable for hobbies, entertaining, or home working.

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.

