

£290,000  
Asking Price



## Pennygate Drive

Lowestoft, NR33 9HJ

- Chain free detached bungalow
- Set on a sought after cul-de-sac in Oulton Broad
- A spacious corner plot with a wrap around garden
- 2 bedrooms
- Master bedroom with en-suite shower room
- Spacious sitting room with doors to the garden
- Off road parking for multiple vehicles
- Detached garage with electric roller door
- Gas central heating with combi boiler
- South west facing rear garden

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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!

### Porch

1.72 x 1.60

UPVC entrance door to the side, dual aspect UPVC double glazed obscure windows, wood flooring, space for storing coats & shoes, radiator and a door opens into the sitting room.

### Sitting Room

5.17 max x 3.90 max

Wood flooring, UPVC double glazed window to the front aspect, x2 radiators, fireplace, UPVC sliding doors open to the rear garden and internal doors open into the kitchen/ diner & hallway.



### Kitchen/ Diner

5.01 x 2.74

Tile flooring, dual aspect UPVC double glazed windows, spotlights, radiator, units above & below, laminate work surfaces, laminate splash backs, inset stainless steel sink & drainer with mixer tap, ceramic hob, stainless steel extractor fan, built-in double oven, space for a fridge-freezer & dining table and a UPVC door opens to the side exterior.

### Hallway

Laminate flooring, loft access, radiator, spotlights, x2 built-in storage cupboards and doors opening to bedrooms 1-2, the bathroom & utility room.



### Bedroom 1

5.01 x 2.58

Laminate flooring, x3 dual aspect UPVC double glazed windows, loft access, spotlights, x2 radiators, fitted wardrobes with sliding doors, an internal door opening to the en-suite shower room and a UPVC door opens to the rear garden.

### En-suite Shower Room

1.78 x 1.63

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, spotlights, tiled walls, toilet with hidden cistern, recessed shelving, wash basin with mixer tap set into a vanity unit and a mains-fed shower set into a cubicle and closure.

### Bedroom 2

3.86 (into wardrobe) x 2.73

Fitted carpet, UPVC double glazed window to the side aspect, radiator, fitted wardrobes with sliding doors and a built-in storage cupboard with double doors.

### Bathroom

1.99 x 1.77

Tile flooring, UPVC double glazed obscure window to the side aspect, spotlights, extractor fan, heated towel rail, radiator, part-tiled walls, toilet & wash basin set into a vanity unit with a mixer tap and a panelled bath with hot & cold taps plus a mains-fed shower set above.





### Utility Room

1.80 x 1.43

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, gas combi boiler, units above & below, laminate work surface, tile splash backs, stainless steel sink & mixer tap and space for a washing machine & tumble dryer.

### Outside

The property enjoys a beautifully maintained south-west facing wrap-around garden, featuring mature shrubs, planting beds and two established apple trees. A well-kept lawn is complemented by attractive borders, multiple patio areas, a shingle section with a timber pergola, dedicated planting beds and climbing plants. Additional benefits include several garden sheds, a greenhouse, a large workshop, and pedestrian access to the garage. Gated access leads to generous off-road parking at the rear, providing ample space for multiple vehicles and direct access to the garage.



### Garage

6.38 x 2.54

The detached garage is equipped with an electric roller door, offering versatile space for parking or storage, and includes lighting, power sockets, a window and a convenient pedestrian side door.

### Workshop

4.70 max x 2.84 max

A substantial workshop providing excellent space for hobbies, storage or projects, complete with lighting, power sockets, a window, and a ladder leading to a fully boarded mezzanine level for additional storage.



### 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.

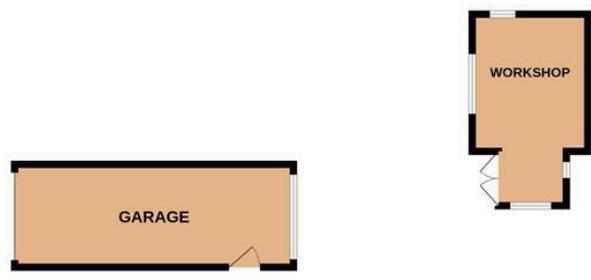






Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: D TBC  
 Local Authority: East Suffolk Council

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



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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