

£240,000  
Offers In Excess Of



## Willowbrook Close

Lowestoft, NR33 8GL

- Ideal first time buyer home
- 2 Double bedrooms
- Well presented throughout
- Off road parking for 2 vehicles
- Cul de sac
- Popular Carlton Colville location
- Ground floor WC
- Modern kitchen
- Separate entrance hall
- Close to local amenities





### Location

This 2 bedroom home is located in a cul de sac in the heart of 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

Door to front aspect, Karndean flooring throughout, radiator, stairs to the first floor landing and doors opening to a WC, kitchen, sitting room and an under-stairs storage cupboard.



### Kitchen

12'1" x 6'6"

A modern kitchen comprising of a UPVC double glazed window to the front aspect, Karndean flooring throughout, units above and below, composite work surfaces, radiator, cupboard housing a modern gas combi boiler, stainless steel extractor fan, integrated dishwasher, fridge/freezer, oven and ceramic hob, inset composite sink with mixer tap and space for a washing machine.



### WC

5'2" x 2'11"

Karndean flooring throughout, radiator, toilet and a wall mounted hand wash basin.

### Sitting Room

13'1" x 11'1"

UPVC double glazed windows and french doors to the rear aspect opening into the conservatory, carpet flooring throughout and a radiator.



### Conservatory

11'9" x 10'5"

Currently being used as a dining area comprising of UPVC double glazed french doors to the side aspect opening into the garden and windows surround, carpet flooring throughout and an electric fire.



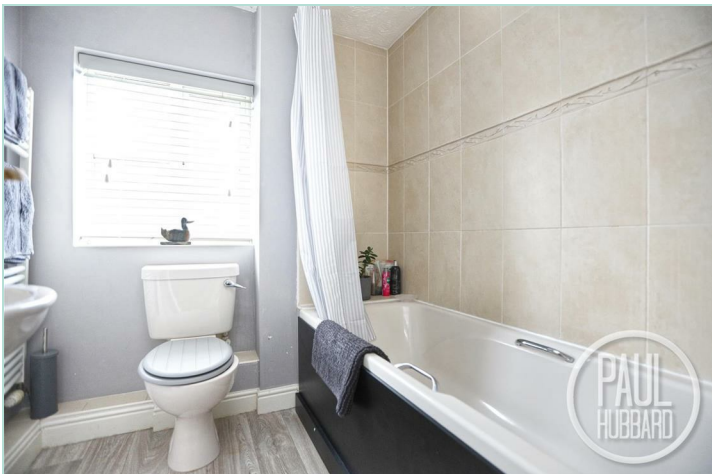
### First floor landing

Carpet flooring throughout, loft hatch with ladder leading to a part boarded loft space, doors opening to the bathroom and bedrooms 1-2.

### Bathroom

6'2" x 6'2"

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, heated towel rail, toilet, pedestal wash basin and a bath with mains fed shower above.



### Bedroom 1

11'1" max x 8'2"

x2 UPVC double glazed windows to the front aspect, carpet flooring throughout, radiator and doors opening to a built in wardrobe and storage cupboard.

### Bedroom 2

11'1" x 8'2"

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and x2 built in wardrobes.



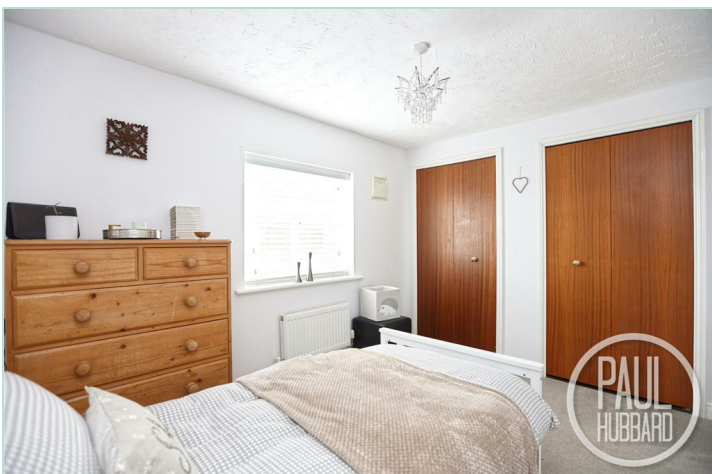
### Outside

To the front of the property a driveway with off road parking for x2 vehicles leads up to a patio pathway to the main entrance door and a timber gate opening to the rear.

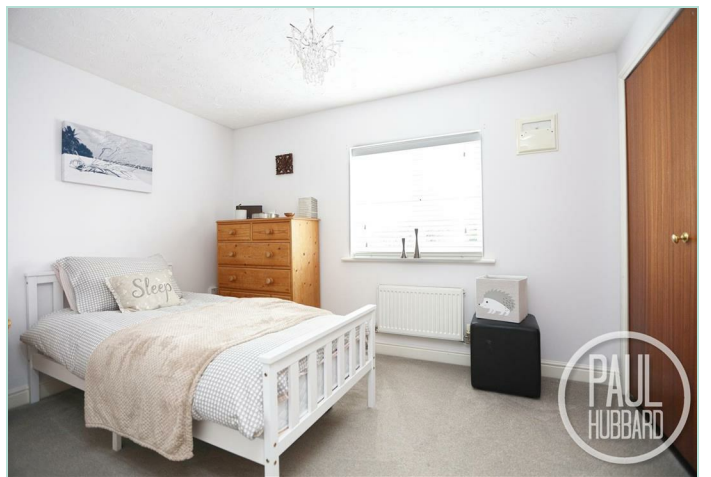
To the rear of the property a patio pathway leads up to a fully enclosed patio and shingle garden with decorative flower bed border and a concrete pad.

### 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.







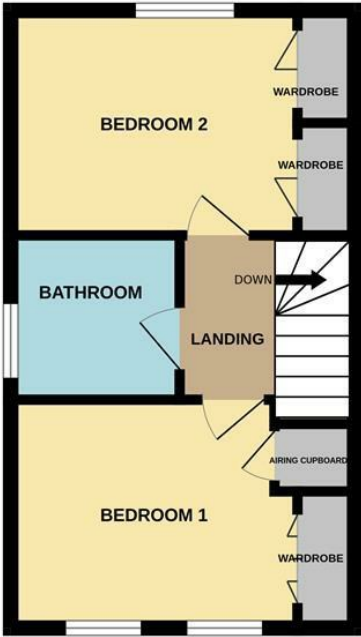
Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C70  
Local Authority: East Suffolk Council

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

GROUND FLOOR



1ST 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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**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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