

£320,000
Offers In Excess Of



Lime Avenue

Lowestoft, NR32 3FH

- Ideal detached family home
- Popular Oulton Broad location
- 4 Bedrooms set across 3 floors
- x2 Ensuite's, a family bathroom and ground floor WC
- Brick-built garage
- Driveway with off road parking for multiple vehicles
- Welcoming entrance hall
- Kitchen/ diner with separate utility
- Close to local amenities, shops & schools
- Recently fitted gas boiler





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!

Entrance Hall

Composite entrance door to the front aspect, fitted carpet & recessed doormat, radiator, consumer unit, UPVC double glazed window to the side aspect, stairs leading to the first floor, under stair storage space and doors opening to the sitting room, cloakroom and kitchen/ diner.



Sitting Room

3.94 max x 3.71 max

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

Cloakroom

1.63 x 0.92

Vinyl flooring, radiator, extractor fan, toilet, pedestal wash basin with a mixer tap and a tile splash back.

Kitchen/ Diner

5.50 x 2.83

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, spotlights, space for a dining table, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, space for a freestanding dishwasher, French doors open out to the rear garden and a door opens into the utility room.



Utility Room

2.32 x 1.64

Vinyl flooring, units below laminate work surfaces, tile splash backs, radiator, space for a washing machine & tumble dryer, space for storing coats & shoes and a door opens to the side exterior.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, built-in storage cupboard, stairs leading to the second floor and doors opening into bedrooms 2-4 & the family bathroom.

Bedroom 2

3.94 max x 3.25 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens into the ensuite shower room.



Ensuite Shower Room

1.80 x 1.79

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, extractor fan, toilet, pedestal wash basin with mixer tap, electric shower set into a cubicle enclosure and tile splash backs.

Bedroom 3

2.89 x 2.89

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



Bedroom 4

2.89 x 2.83

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

Bathroom

2.11 x 1.70

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, toilet, pedestal wash basin with mixer tap, panelled bath with a mixer tap, a mains-fed shower set above and tiled splash backs.

Stairs leading to the Second Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect and a door opening into bedroom 1.

Bedroom 1

3.79 max x 4.23 max

Fitted carpet, Velux window, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard and a door opening into the ensuite shower room.

Ensuite Shower Room

1.98 x 1.51

Vinyl flooring, Velux window, radiator, extractor fan, toilet, pedestal wash basin with mixer tap, a mains-fed shower set into a cubicle enclosure and tile splash backs.

Outside

The front of the property features a laid lawn with decorative planting, a shingle pathway to the entrance, and a brick-weave driveway providing parking for multiple vehicles, along with garage access and gated side entry.

To the rear is a well-maintained lawn garden with shingle borders, decorative planting, a raised decking area with pergola, outdoor tap, garage access, and space for bin storage.

Garage

5.88 x 2.84

Garage with power and lighting, featuring a side-access composite door and a traditional up-and-over door to the front.

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 today to arrange your free, no obligation quote.



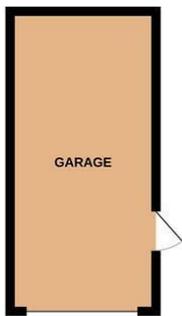




Tenure: Freehold
 Council Tax Band: D
 EPC Rating: B
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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
 632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
 461 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR
 232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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