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£350,000
Guide Price







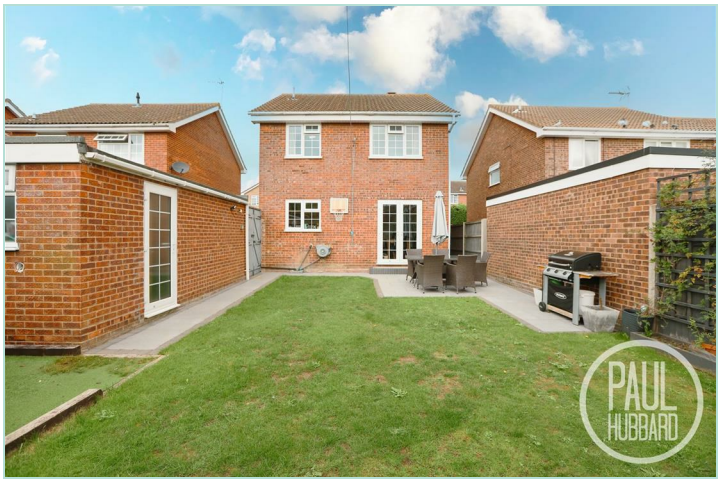
Elmdale Drive

Lowestoft, NR33 8NB

- Well presented family home
- Spacious throughout
- 4 separate bedrooms
- Gas central heating & UPVC double glazing
- Large extended sitting room
- Open-plan kitchen/ diner
- South facing rear garden
- Modern decor throughout
- Close to local amenities, shops & schools
- Great transport links nearby

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Summary

A fantastic family home, offering spacious and well-presented accommodation throughout, with four separate bedrooms and modern décor. The property boasts a large extended sitting room, generous open-plan kitchen/diner, ground-floor cloakroom and modern family bathroom. Outside, there is ample off-road parking for multiple vehicles, a useful garage and a south-facing landscaped rear garden, ideal for family life and entertaining. Further benefits include gas central heating, UPVC double glazing and excellent storage. Situated close to local shops, amenities and schools, with great transport links nearby, this is a superb opportunity to acquire a spacious, practical and welcoming family home.

Location - Carlton Colville

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

2.38 x 1.67

Composite entrance door to the side aspect, tile & carpet flooring, a large area for storing coats & shoes, consumer unit, spotlights and doors open to the kitchen/ diner, cloakroom, sitting room and an under-stair storage cupboard.

Cloakroom

1.55 x 0.8

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

Sitting room

5.69 x 5.57

Fitted carpet, dual aspect UPVC double glazed windows, x3 radiators and spotlights.

Kitchen/ diner

5.77 x 3.77

Tile flooring, UPVC double glazed window to the front aspect, radiator, spotlights, units above & below, oak work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, Belling 7 ring oven with gas hob, extractor hood, space for a washing machine, fridge-freezer & dishwasher, a door opens to the and UPVC French doors which opening to the rear garden.

Stairs leading to the first floor landing

Fitted carpet, loft access (ladder, boarded, insulated & houses the immersion tank) and doors opening to the bedrooms & bathroom.

Bedroom 1

2.97 x 3.39

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

Bedroom 2

2.99 x 2.98

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.









Bedroom 3
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 4
2.69 x 2.37
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom
1.64 x 2.45
Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, spotlights, toilet & wash basin set into a vanity unit with a mixer tap, panelled bath tub with a mixer tap & a mains-fed shower set above with both handheld & rainfall heads, tile splash backs.

Outside
The property is approached via a shingle frontage with attractive brick wall borders, outdoor power sockets and lighting. A generous forecourt provides ample off-road parking for multiple vehicles and leads to the garage. The main entrance door is sheltered by a storm porch to the side, with gated access leading through to the rear garden.

The south-facing landscaped rear garden features a well-maintained lawn, patio seating area, outdoor tap and lighting, together with an artificial lawn area. The garden is fully enclosed by panel fencing, providing a good degree of privacy, and benefits from pedestrian access to the garage.

Garage
Currently accessed via the rear garden, this versatile space offers excellent potential as a workshop, utility area, home office or hobby room. Featuring a UPVC double-glazed obscure window to the rear, base unit with laminate work surface, space for appliances, lighting, power and its own consumer unit.

A dividing wall creates a separate storage area, making this a particularly practical and adaptable space with a variety of possible uses to suit individual needs.

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.

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Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

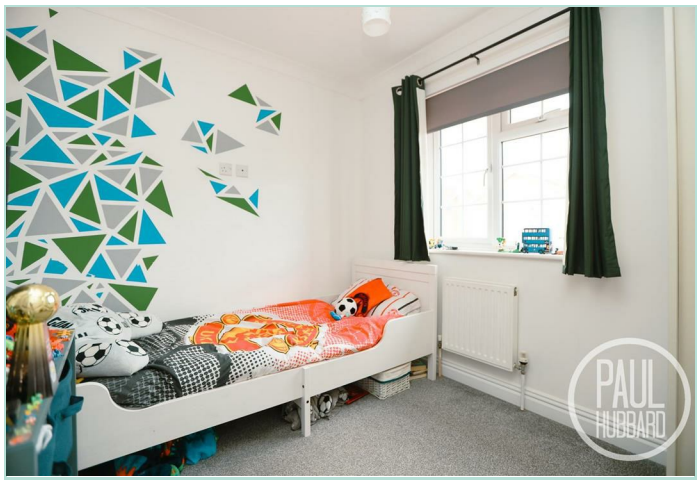

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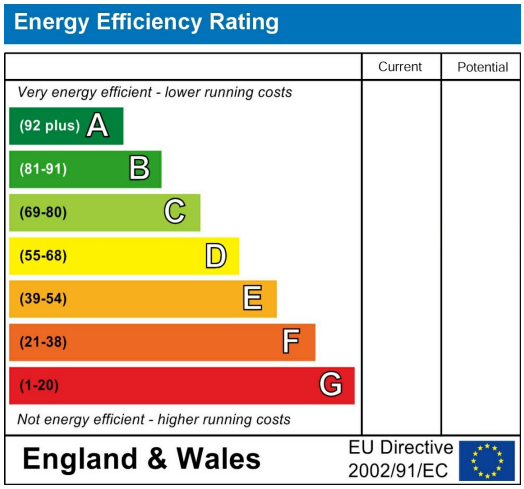

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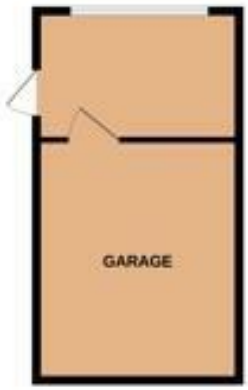

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Tenure: Freehold
Council Tax Band: C
EPC Rating:
Local Authority: East Suffolk Council









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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 are 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