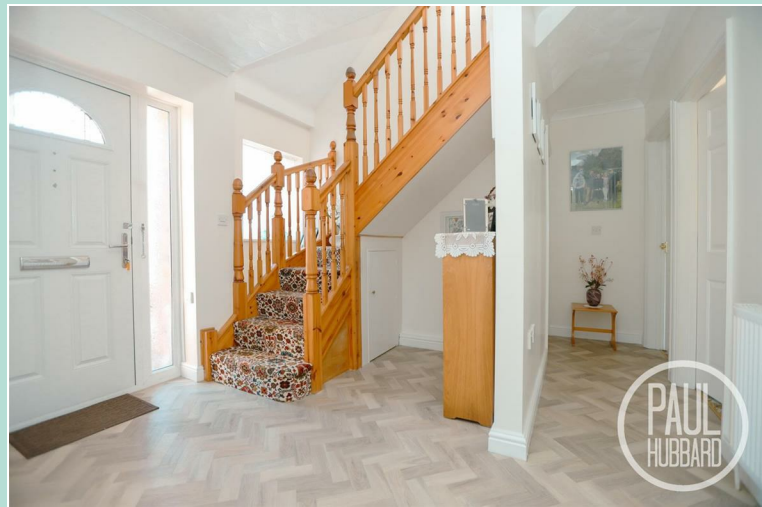


£350,000
Asking Price



Park Meadows

Lowestoft, NR32 4WP

- Well presented throughout
- Situated within the outskirts of sought after Parkhill
- Detached chalet bungalow
- 3 Seperate, double bedrooms
- South west facing rear garden
- Spacious, welcoming entrance hall
- South West facing rear garden
- Garage with off road parking space
- Close to local amenities
- Master bedroom with en-suite

**PAUL
HUBBARD**



Location

This property is situated on the outskirts of Oulton Broad North, within the park hill estate. Oulton Broad, boasts 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

A spacious, welcoming entrance hall with UPVC double glazed windows and door to the front aspect, LVT flooring throughout, carpeted stairs leading into the first floor landing with storage cupboard underneath, a radiator and doors opening to all ground floor rooms and a storage cupboard.



Kitchen

UPVC double glazed window to the front aspect and door to the side aspect, LVT flooring throughout, a large vertical radiator, wall mounted gas boiler, a selection of units above and below, quartz work surfaces, inset double composite sink with drainer, integrated dishwasher, extractor fan, Rangemaster style oven, space for a fridge freezer and washing machine.



Sitting Room

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, electric fire and UPVC double glazed door opening into the conservatory.

Conservatory

UPVC double glazed door to the side aspect opening into the garden and window surround, tile flooring throughout.

Dining Room

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and dado rail.

Bathroom

A sizable, recently fitted bathroom located at the front of the property comprising a UPVC double glazed window to the front aspect, LVT flooring throughout, large vertical radiator, heated towel rail, bath with main fed shower above and Aqua board panelling, toilet with hidden cistern, vanity unit with an inset hand wash basin and multiple storage cupboards.

Bedroom 1

Located on the ground floor at the rear of the property featuring a UPVC double glazed window, carpet flooring throughout, a radiator and door opening into an ensuite shower room.





En-suite

UPVC double glazed window to the side aspect, LVT flooring throughout, a toilet, radiator, slimline vanity unit with inset hand wash basin and mains fed shower enclosed within a glass and tiled cubicle.

First Floor Landing

Velux windows to the front and rear aspects, carpet flooring throughout, doors opening to bedrooms 2-3 and an eaves storage hatch.

Bedroom 2

Located to the right side of the property on the first floor comprising of x2 Velux windows to the rear and a UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and doors opening into built-in wardrobes.



Bedroom 3

Located to the left side of the property on the first floor comprising of x2 Velux windows to the rear and a UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and doors opening to a built-in wardrobe



Outside

Garage (5.86m x 2.80m)

A brick built garage with UPVC double glazed door to the side aspect, up and over door to the rear aspect, light, power and loft space inside.

To the front of the property a sizeable landscaped, easily maintained patio and brick weave garden borders I within a metal picket fence, with pathway which leads around to the rear aspect.

To the rear of the property, a south-west facing artificial lawn garden with decorative boards and a pathway which provides access to the garage and gate which opens to rear access with an off-road parking space located in front of the garage.

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.

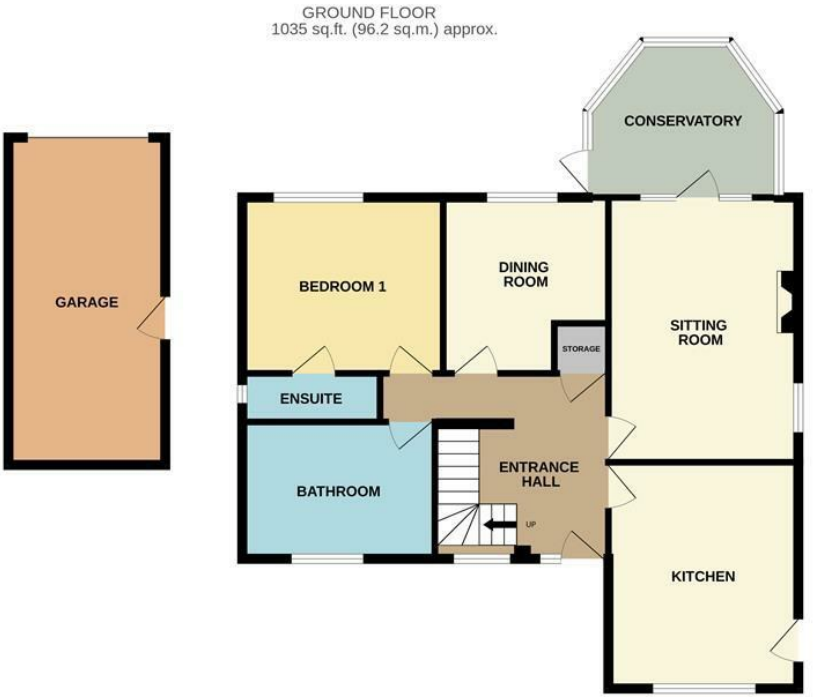






Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
Local Authority: East Suffolk Council

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	



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 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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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