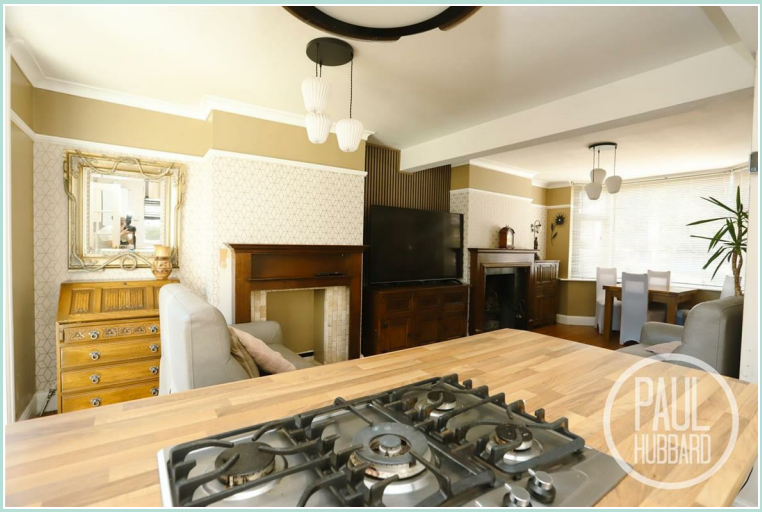
www.paulhubbardonline.com



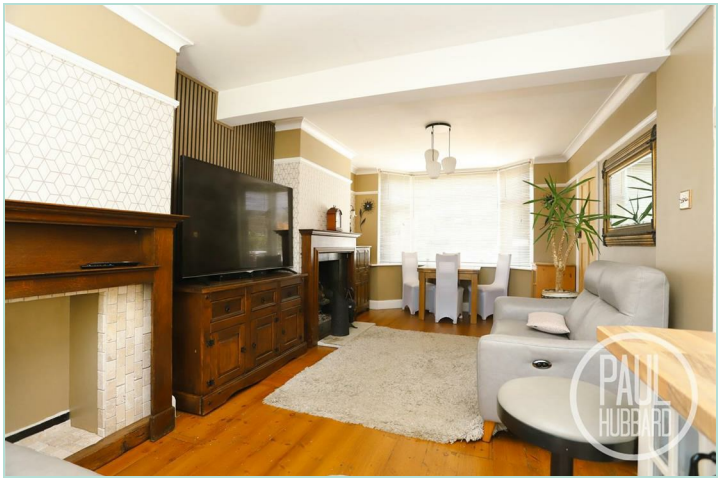
Colville Road

Lowestoft, NR33 9QT

- Semi detached family home
- 3 separate bedrooms
- Off road parking for multiple vehicles
- Rear garage
- Open plan living space
- Period features
- Gas combi boiler
- Perfect for putting your own stamp on
- Close proximity to local shops & amenities
- Great transport links nearby

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218



Location - Lowestoft

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Summary

A spacious semi-detached family home offering three separate bedrooms, off-road parking for multiple vehicles and a rear garage. Featuring a bright open-plan lounge, dining and kitchen space with attractive period features including bay windows and fireplaces, the property offers plenty of character alongside practical family accommodation. The rear garden provides a canvas ready for landscaping and personalisation, while the home is ideally positioned close to local shops and amenities with excellent transport links nearby. Benefiting from a gas combi boiler and UPVC double glazing, this is an ideal opportunity for buyers looking to put their own stamp on a well-proportioned family home.

Entrance Hall

UPVC entrance door to the front aspect, exposed floorboards, radiator, under stairs storage space, a door opens into the main living space and stairs lead up to the first floor landing.

Main living space

6.66 x 5.12

The main living space consists of an open plan lounge, diner & kitchen.

Lounge/ diner

Exposed floorboards, UPVC double glazed bay window to the front aspect, x2 radiators, UPVC French doors opening to the rear garden, open fireplace with a tile hearth & a timber mantle, recessed chimney breast and the open plan layout seamlessly connects the kitchen.

Kitchen

Vinyl flooring, UPVC double glazed window to the side aspect, UPVC double glazed obscure window to the side aspect, tiled splash backs, gas combi boiler, units above & below laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built in oven, space for a dishwasher, an island with an inset gas hob, ample cupboard space & can be used as a breakfast bar if desired. A door opens into the lobby space.

Lobby

Exposed floorboards, loft access, radiator, space for a fridge freezer and doors opening to the utility room & out to the rear garden.

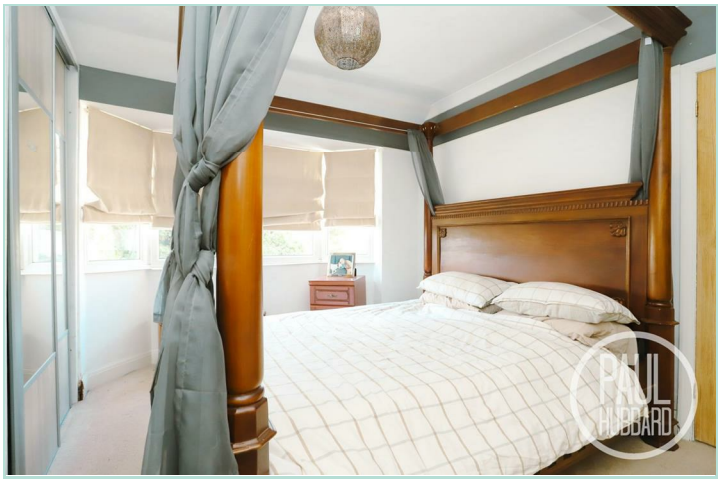
Cloakroom

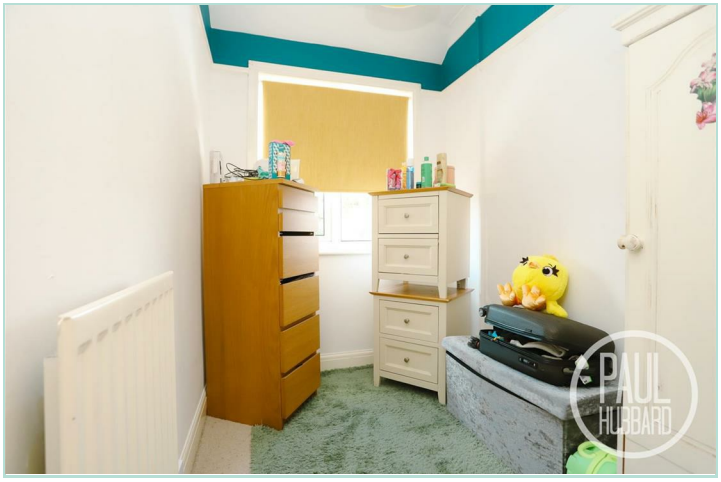
2.64 x 0.66

Vinyl flooring, x2 dual aspect UPVC double glazed obscure windows, tiled walls, toilet, tiled walls, toilet, wall-mounted wash basin with mixer tap and space for a washing machine with a laminate work surface set above.

Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed obscure window to the side aspect, loft access and doors opening to bedrooms 1-3 and the family bathroom.





Bedroom 1
Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a period fireplace.

Bedroom 2
3.35 x 3.19
Fitted carpet, UPVC double glazed bay window to the rear aspect, radiator, a period fireplace and a built-in wardrobe.

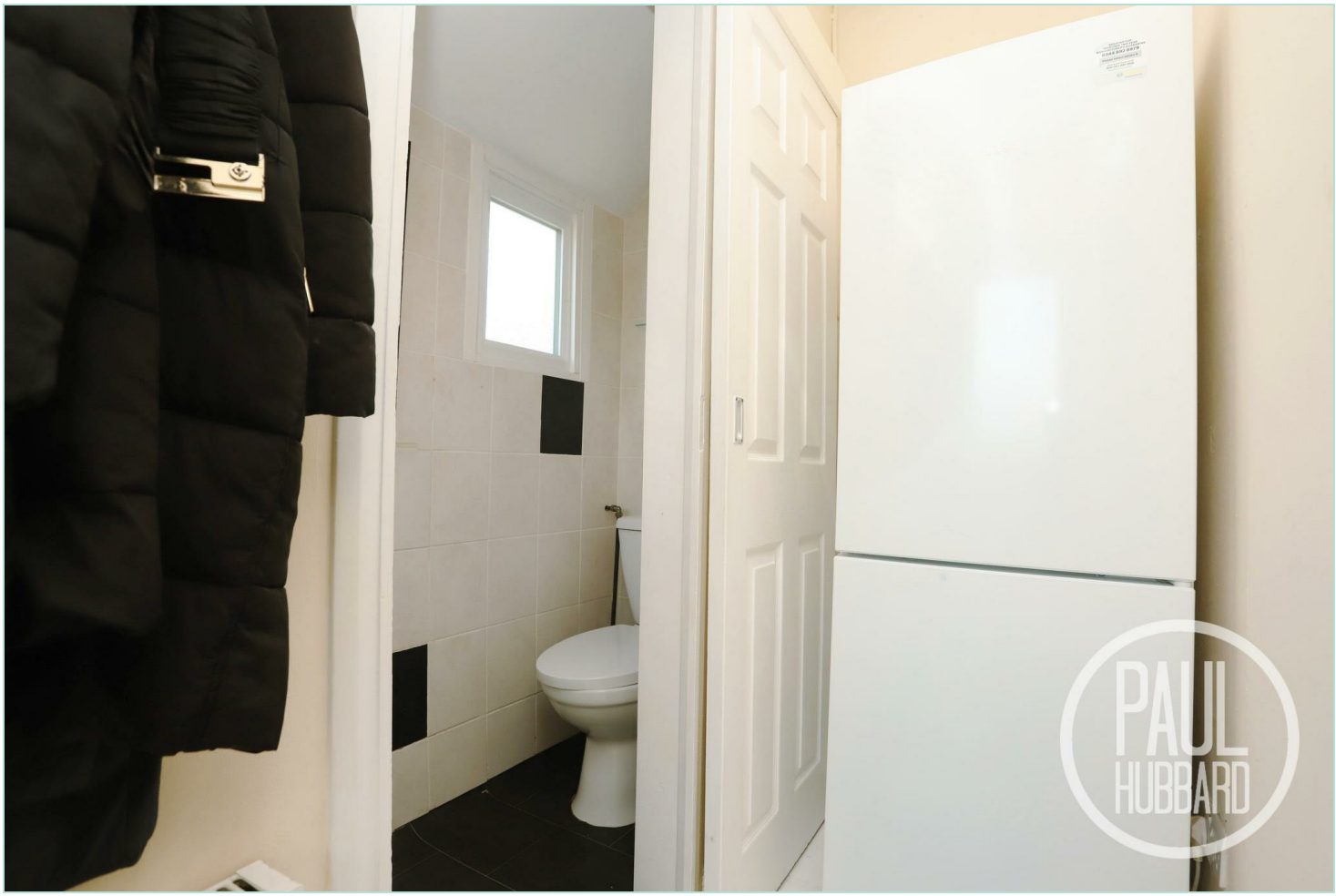
Bedroom 3
2.08 x 1.66
Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.

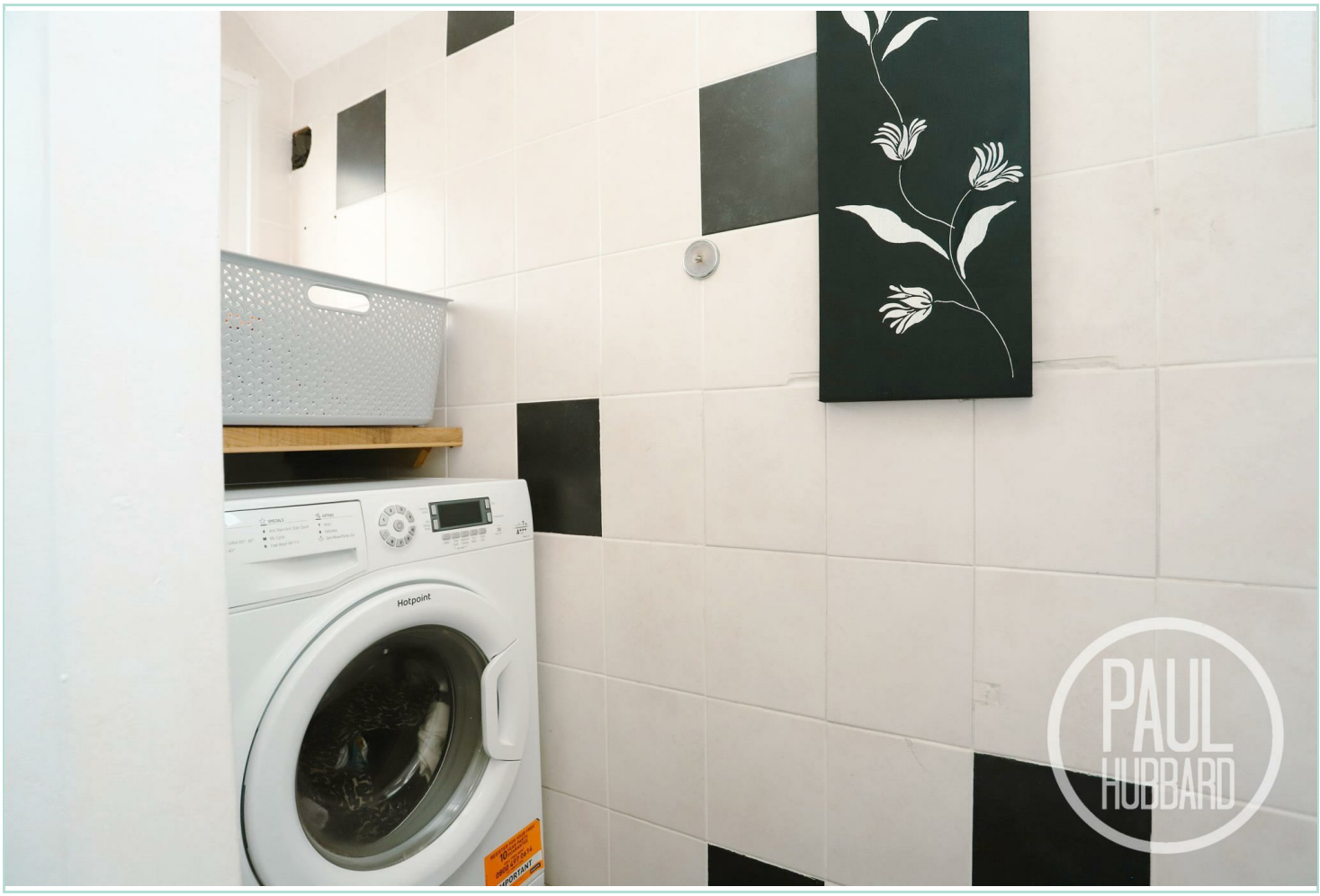
Bathroom
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, part tiled walls, extractor fan, toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap, a hand-held shower attachment and a glass screen.

Outside
The front is bordered by a brick wall surround and offers off-road parking for multiple vehicles. A step up leads to the storm porch, providing access to the front door. Additionally, gated access to the rear is available.

Steps lead down to the rear garden, which consists of a paved area, a single garage, laid lawn, a timber summerhouse and a variety of trees, plants and shrubs. Ready for landscaping/ personalisation.

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.


PAUL
HUBBARD

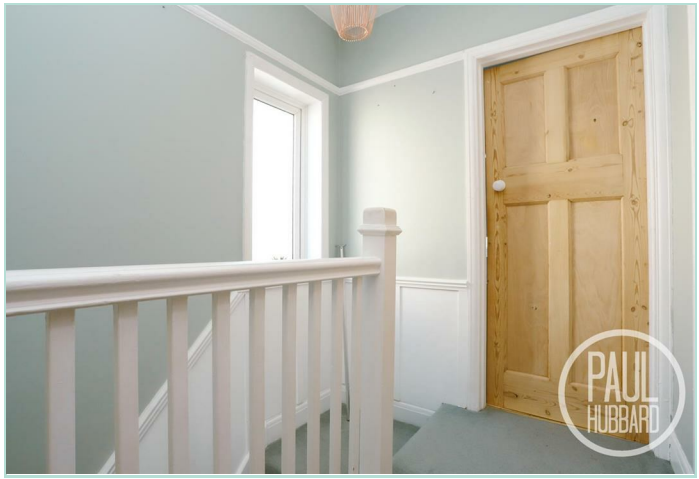

Hotpoint
PAUL
HUBBARD

PAUL
HUBBARD

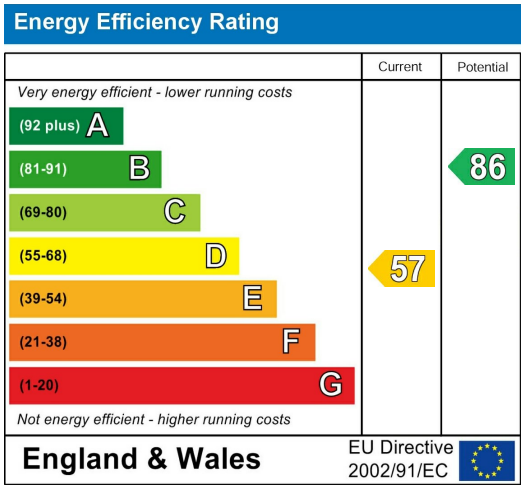
PAUL
HUBBARD

PAUL
HUBBARD

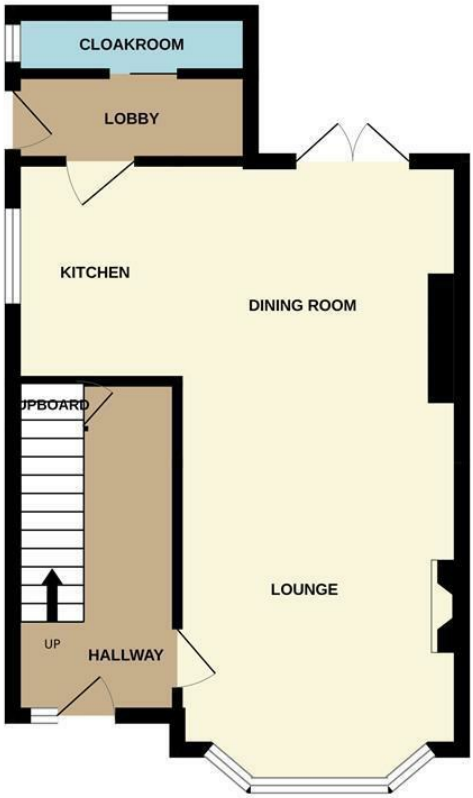
PAUL
HUBBARD


PAUL
HUBBARD

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



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.
Made with Metropix ©2023

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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