

£240,000
Asking Price



Kestrel Green

Lowestoft, NR33 8PG

- Well presented family home
- End-of-terrace position
- Off-road parking for two vehicles
- Three well-proportioned bedrooms
- Generous, beautifully maintained garden
- Garage
- Separate dining room
- Ground floor bathroom
- Carlton Colville location
- Bright conservatory





Location

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.

Dining room

3.69m x 3.48m

UPVC double glazed window and entrance door to the front aspect, engineering wood flooring, a radiator and a door opens to the study.

Study

2.68m x 2.25m

Engineering wood flooring, a radiator and a door opens to the hallway.

Hallway

Engineering wood flooring, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen, bathroom, conservatory and X2 storage cupboards.



Sitting room

4.50m x 3.31m

UPVC double glazed windows to the front and side aspect, carpet flooring throughout and a radiator.

Kitchen

3.59m x 2.87m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated extractor fan, gas hob and oven, spaces for a fridge/ freezer and a washing machine.



Bathroom

1.95m x 1.70m

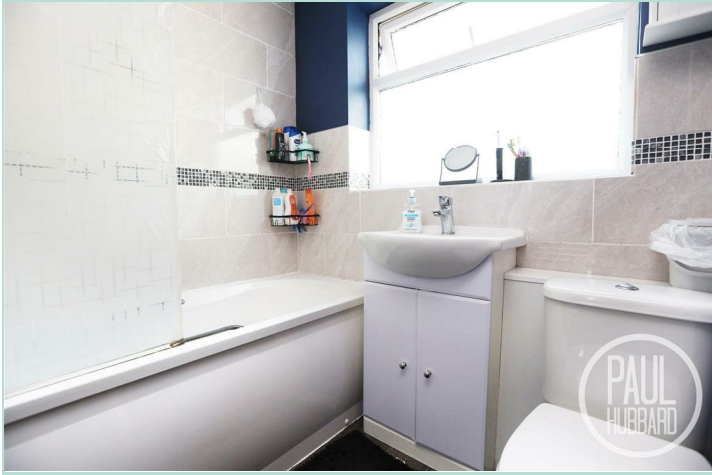
UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, bath with overhead shower, vanity unit with inset hand wash basin, toilet and a heated towel rail.

Conservatory

3.48m x 2.91m

UPVC double glazed French doors to the rear aspect and windows surround, laminate flooring throughout and a radiator.





Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch and doors opening to bedrooms 1-3.

Bedroom 1

3.59m x 3.36m

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

Bedroom 2

3.61m x 3.34m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a storage cupboard.

Bedroom 3

3.51m x 2.89m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a storage cupboard.



Outside

The property benefits from gated access leading to a pathway to the main entrance door, flanked by a neatly laid lawn with an attractive selection of trees, plants, and shrubs. A side gate provides access to the rear garden.

The rear garden features a patio area, ideal for outdoor seating, leading onto a laid lawn bordered by mature trees, plants, and shrubs. A pathway leads to a second patio area, offering additional space for relaxation or entertaining. The garden is enclosed by a fenced surround, providing privacy and security. There is access to the garage, which in turn leads to two allocated parking spaces.



Garage

5.39m x 2.11

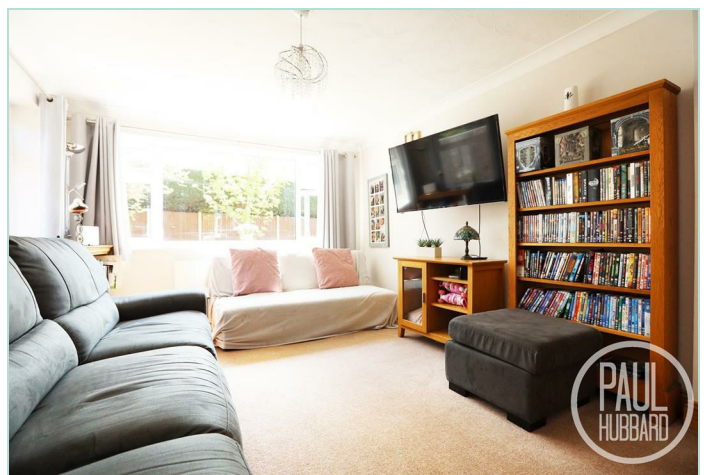
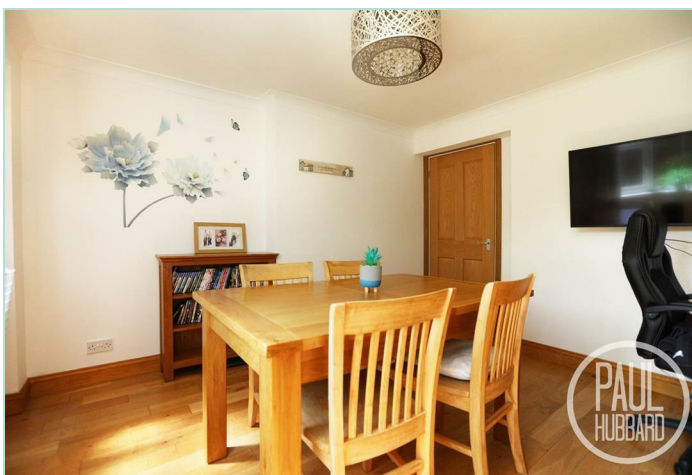
Up and over door with off road parking for two vehicles.

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: B
EPC Rating: C
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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	



KESTREL GREEN, SOUTH OULTON BROAD, LOWESTOFT
TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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