

£635,000
Asking Price



Back Lane

Lowestoft, NR32 5NE

- Detached chalet bungalow
- Five spacious bedrooms
- Sitting room and separate dining room
- Kitchen and separate utility room
- Double garage for additional storage and parking
- Family bathroom
- Off-road parking with space for multiple vehicles
- Two en-suite bathrooms
- South-east facing garden, ideal for outdoor living
- Located in a quiet, sought-after location

e - info@paulhubbardonline.com

t - 01502 531218

**PAUL
HUBBARD**



Location

This home is located in the highly sought-after village of Lound, just under 4 miles south-west of the popular seaside town of Gorleston and 1 mile west of the A47. Comprising just a handful of amenities, including a public house, café and a village pond feature, this location has a fantastic semi-rural countryside feeling. Additionally, it is within walking distance to Lound Lakes, offering scenic natural surroundings. Wider amenities can be found a short distance away in the towns of Gorleston, Lowestoft and Great Yarmouth.



Entrance hall

Entrance door and X2 UPVC double glazed windows to the front aspect, a skylight, laminate flooring throughout, a radiator and an opening to the kitchen.

Kitchen

5.35m x 5.09m

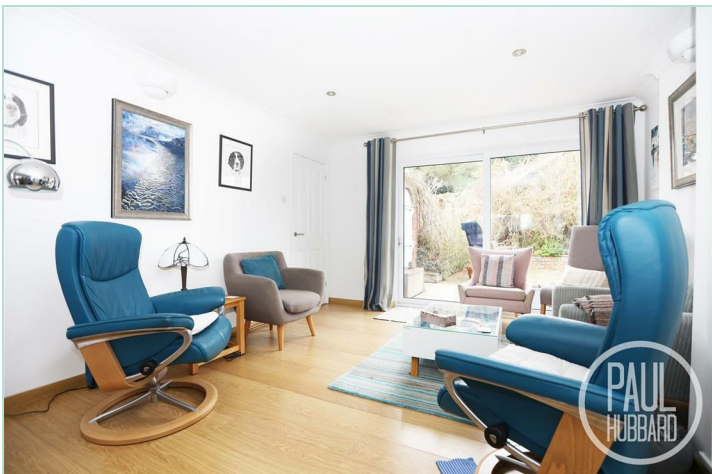
UPVC double glazed window to the front aspect, a skylight, laminate flooring throughout, built in blinds, units above and below, laminate work surfaces, composite sink with drainer, boiling water tap, wine cooler, spaces for a double fridge/freezer, Neff appliances such as an integrated oven and proving/warming oven, dishwasher, island with under unit lighting and integrated induction hob, a retractable extractor fan, a radiator, and an opening to the sitting room, dining room and the entrance hall.



Dining room

6.87m x 3.71m

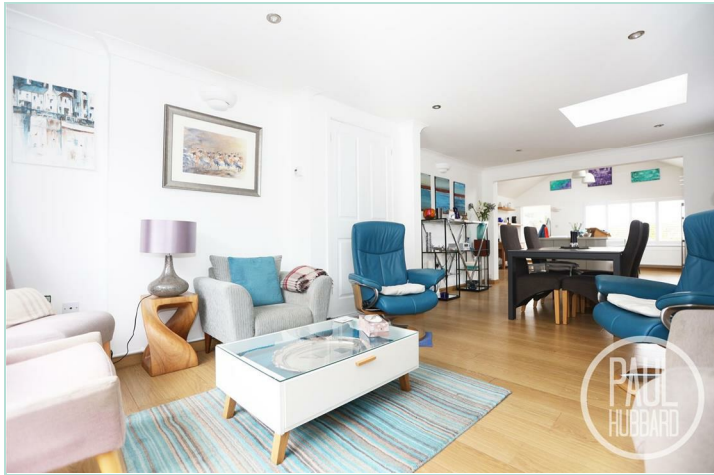
UPVC double glazed window to the side aspect, a skylight, built in blinds, a sliding door opens to the rear aspect, laminate flooring throughout, storage cupboard housing built in pressurised hot water cylinder, a radiator and a door opens to the utility room.



Utility room

3.84m x 1.86m

UPVC double glazed windows to the front and rear aspect, laminate flooring throughout, units above and below, stainless steel sink with drainer, boiler, spaces for a washing machine, tumble dryer and a door opens to the rear.



Sitting room

7.45m x 4.12m

UPVC double glazed windows to the front and side aspects, internal window to the hallway, laminate flooring throughout, X2 radiators and under shelf lighting.

Bathroom

3.58m x 2.18m

UPVC double glazed window to the rear aspect, laminate flooring throughout, wall mounted vanity unit with inset hand wash basin, shower within an enclosed glass cubicle, a toilet, bath, wall mounted cupboards and X2 heated towel rails.



Reception hall

Laminate flooring throughout, under stairs storage cupboards, doors opening to the bathroom, bedrooms 1-4, ample storage and stairs leading to the first floor landing.

Bedroom 1/ Master bedroom

4.80m x 4.44m

UPVC double glazed windows and door to the rear aspect, carpet flooring throughout, a radiator, X2 built in wardrobes and a door opens to the en-suite.



En-suite

3.09m x 1.83m

UPVC double glazed window to the rear aspect, tile flooring throughout, part tiled walls, shower within an enclosed glass cubicle, wall mounted hand wash basin, a toilet, a radiator and a heated towel rail.

Bedroom 2

3.59m x 3.17m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, X2 built in wardrobes and a door opens to the en-suite.

En-suite

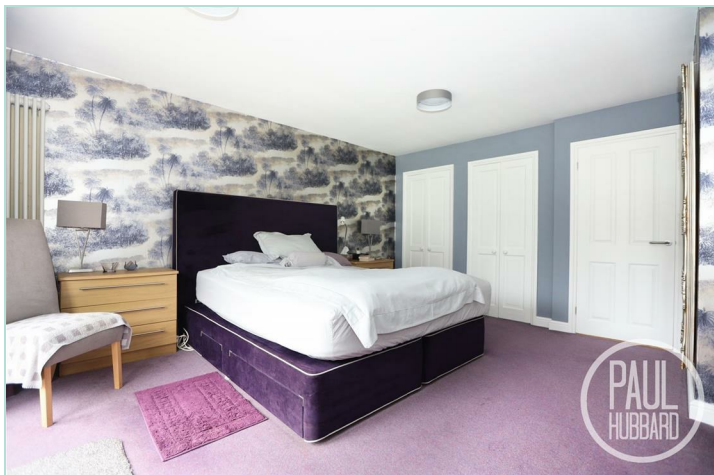
3.09m x 1.01m

UPVC double glazed window to the rear aspect, tile flooring throughout, part tiled walls, vanity unit with inset hand wash basin, shower within an enclosed glass cubicle, a toilet and a heated towel rail.

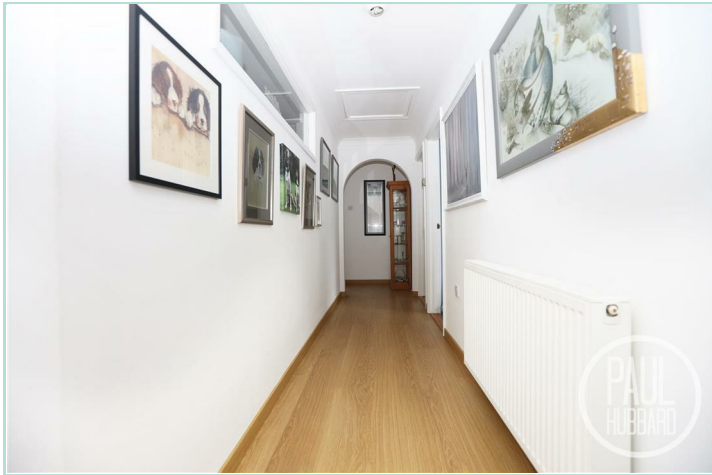
Bedroom 3

4.06m x 3.40m

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







Bedroom 4

3.45m x 3.27m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and X2 built in wardrobes.

Stairs leading to the first floor landing

X2 skylights, carpet flooring throughout, stairs lead to the gallery and a door opens to bedroom 5/study.

Bedroom 5/Study

4.64m x 3.45m

UPVC double glazed window to the side aspect, X2 skylights, carpet flooring throughout and eaves storage.

Outside

To the front, the property features a paved driveway with space for multiple vehicles, along with a laid lawn and a variety of plants, trees, and shrubs. Electric gated access provides added security and privacy, while a large hedge to the side offers extra seclusion. The house is situated in a quiet location, perfect for peaceful living.

To the rear, the south-east facing garden features panelled decking, ideal for outdoor relaxation. A gate leads to the side aspect, providing access to the garage and storage units. The garden includes a laid lawn, a patio pathway, and plant beds with a variety of trees, plants, and shrubs for privacy and a natural setting. Gated access also leads to the front aspect, offering a seamless flow between the front and rear of the property.

Garage

5.69m x 5.11m

Double garage, with an electric door, light and power.

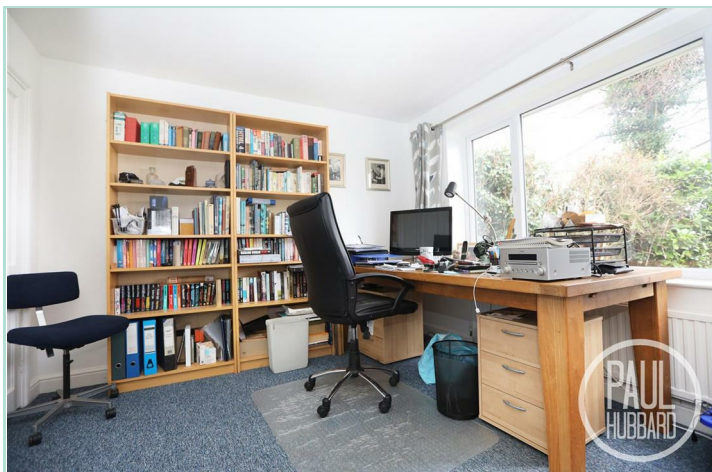
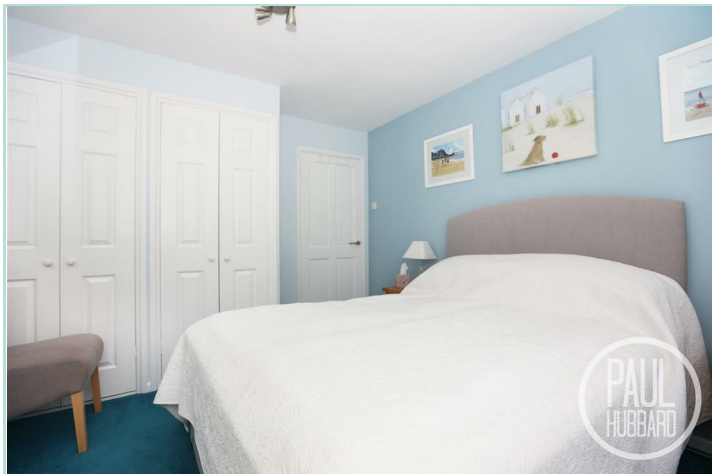
Financial Services

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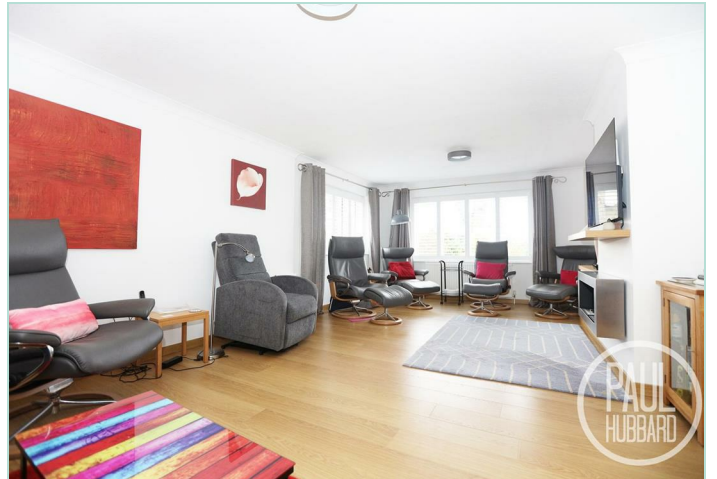
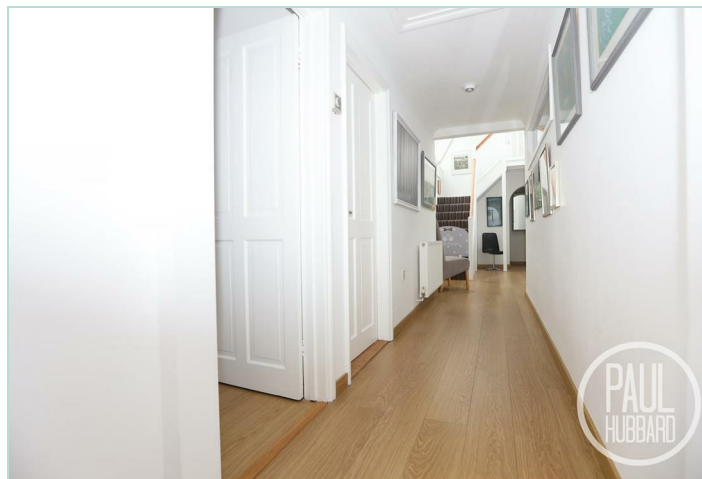
Agent note

Services

Oil Fired Central Heating. Owned Solar Panel System. Private Drainage. Mains Electricity & Water.

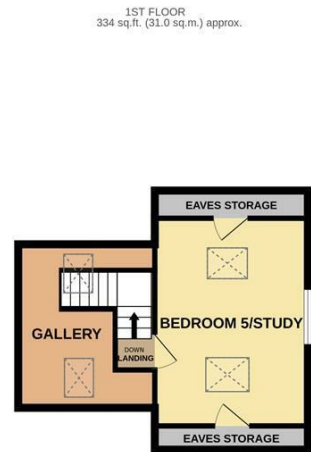






Tenure: Freehold
Council Tax Band: E
EPC Rating: B
Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	90
(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 : 2415 sq.ft. (224.4 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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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