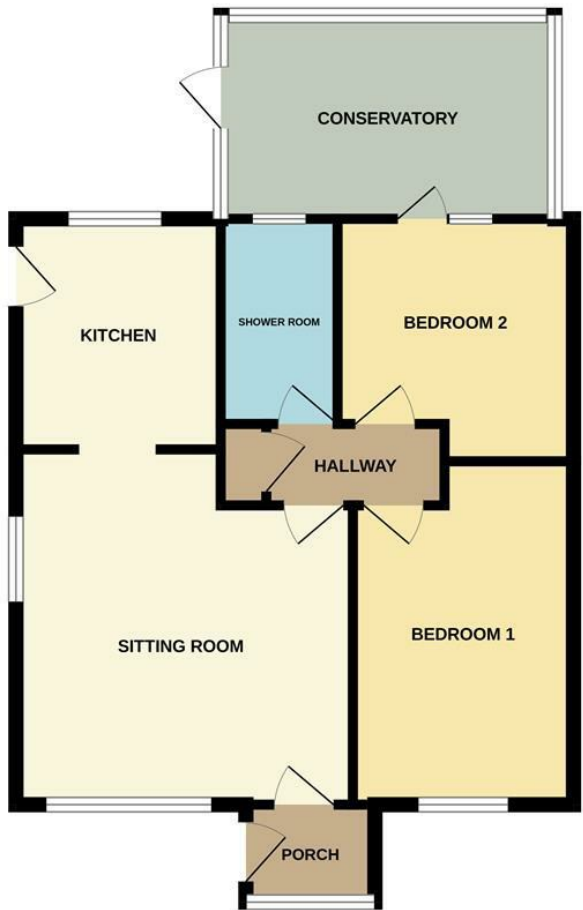


Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 90                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 71      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

ROSEDALE GARDENS  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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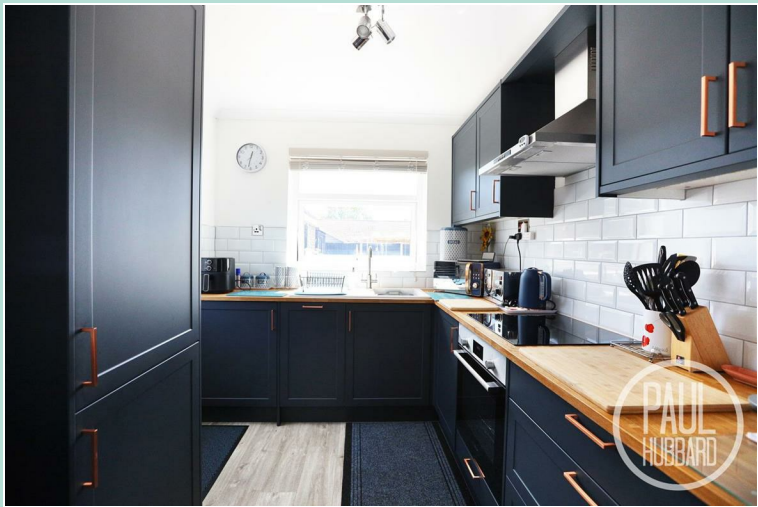
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



£220,000  
Offers In Excess Of



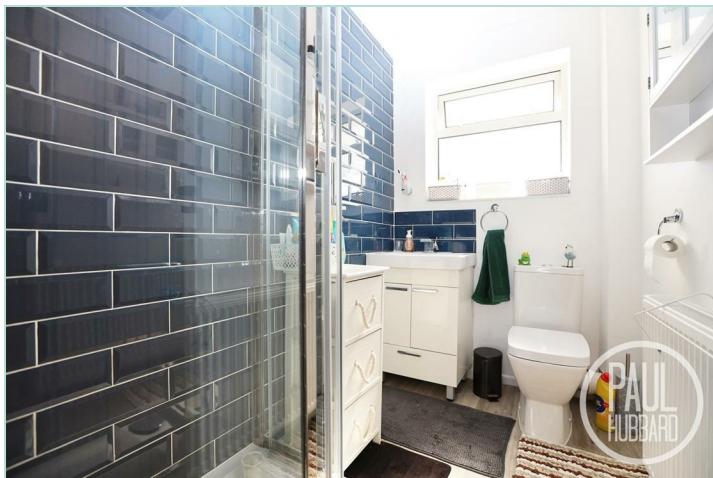
## Rosedale Gardens Lowestoft, NR33 9EL

- 2-bedroom semi-detached bungalow
- Attractive modern décor throughout
- CHAIN FREE
- Ample off road parking with garage
- South facing rear garden
- Sought after Carlton Colville location
- Conservatory overlooking the garden
- UPVC double glazing throughout
- Gas combi boiler
- Integrated high spec appliances

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### 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.

### Porch

1.29m x 1.06m

Entrance door to the side aspect, UPVC double glazed window to the front aspect, laminate flooring throughout and a door opening to the sitting room.

### Sitting room

4.16m x 3.93m

UPVC double glazed windows to the front and rear aspects, laminate flooring throughout, a radiator and doors opening to the hallway and kitchen.

### Kitchen

2.67m x 2.36m

UPVC double glazed window to the rear aspect, laminate flooring throughout, part tiled walls, units above and below, composite sink with drainer, integrated, oven, hob, extractor fan, dishwasher and washing machine, space for an integrated fridge and a door opens to the side aspect leading to the rear garden.

### Hallway

Laminate flooring throughout and doors opening to the shower room, bedrooms 1, 2 and an airing cupboard housing the gas boiler.

### Shower room

2.35m x 1.43m

UPVC double glazed internal window to the rear aspect, laminate flooring throughout, part tiled walls, shower within an enclosed glass cubicle, vanity unit with inset sink, toilet and a radiator.

### Bedroom 1

3.97m x 2.63m

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

### Bedroom 2

2.89m x 2.63m

UPVC double glazed French doors to the rear aspect opening into the conservatory, laminate flooring throughout and a radiator.

### Conservatory

3.67m x 2.14m

UPVC double glazed windows surround, laminate flooring throughout, a radiator and a door opening to the side aspect leading to the rear garden.

### Outside

To the front, the property offers a detailed pebbled area with decorative flowers, off-road parking for multiple vehicles, and access to a garage. Gated side access leads through to the rear garden, while outdoor lighting enhances the approach.

To the rear, the property boasts a south-facing garden featuring a timber decking area, laid-to-lawn section, and patio ideal for entertaining. Raised flower beds add colour and interest, while a garden shed offers useful storage. The garden is fully enclosed with fenced boundaries and further benefits from an outdoor tap and lighting.

### 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.

