



## 20 Cowslip Crescent

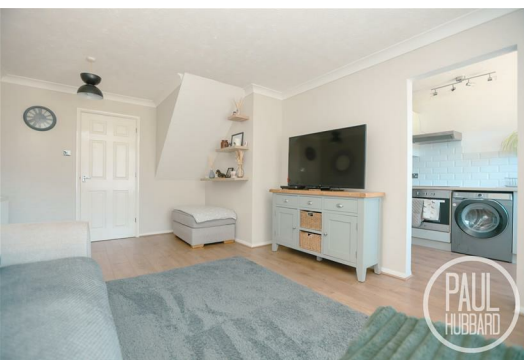
Lowestoft, Suffolk, NR33 8NY

Offers Over £200,000



Situated in the popular Carlton Colville area, this well presented three-bedroom home is an ideal purchase for first time buyers or young families. Offering spacious and modern accommodation throughout, the property features a welcoming entrance hall, a sizeable lounge/diner opening into a contemporary fitted kitchen, and a stylish family bathroom.

Externally, the property benefits from a driveway providing off road parking, an integral garage with light and power, and an attractive rear garden with a patio seating area, raised entertaining space with pergola, and a well maintained lawn. Conveniently located close to local amenities, schools, and transport links, this is a fantastic opportunity to acquire a ready to move into home in a popular location.



Location - Carlton Colville

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.

Entrance Hall

UPVC double glazed windows and entrance door to the front aspect, wood effect laminate flooring throughout, a radiator, carpeted stairs leading to the first floor landing and door opening to the lounge/diner.

Lounge/Diner 17'0" x 11'4" max (5.20m x 3.46m max)

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, a radiator and opening to the kitchen.

Kitchen 11'6" x 6'4" (3.52m x 1.95m)

UPVC double glazed window and door to the rear aspect opening into the garden, wood effect laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, stainless steel extractor fan with 4 ring ceramic hob below, integrated oven and space for appliances including a washing machine and fridge/freezer.

First Floor Landing

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

Bathroom 11'9" x 4'6" (3.59m x 1.39m)

UPVC double glazed window to the rear aspect, LVT flooring throughout, built in storage shelves, part tile walls, a heated towel rail, vanity unit with inset hand wash basin, toilet with hidden cistern, bath with rainfall shower and handheld attachment.

Bedroom 1 13'3" x 8'8" (4.05m x 2.66m)

UPVC double glazed window to the rear aspect, feature panelled wall, carpet flooring throughout and a radiator.

Bedroom 2 12'5" x 6'3" (3.79m x 1.93m)

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout and a radiator.

Bedroom 3 9'4" x 8'3" (2.85m x 2.53m)

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and door opening to a built in cupboard which houses the gas boiler.

Outside

To the front of the property is a shingle and concrete driveway providing off-road parking, leading to the garage and the main entrance.

To the rear, the property enjoys a paved patio seating area which extends to a well-maintained lawn with an attractive decorative flower bed. The garden also benefits from a raised patio with a pergola, creating an ideal space for outdoor entertaining, along with a timber side gate providing convenient rear access.

Garage 18'4" x 8'4" (5.60m x 2.55m)

Adjoined to the property, with an electric roller door to the front aspect, light and power inside.

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.

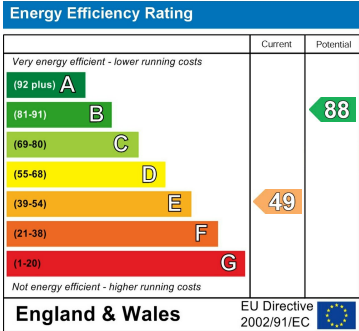
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.