

£400,000
Asking Price



Tenterden Close

Lowestoft, NR33 8SW

- Well presented detached bungalow
- Chain free
- 3 bedrooms
- Off-road parking for multiple vehicles
- Well equipped bathroom with additional cloakroom
- 3 separate reception rooms
- Large corner plot
- Opportunity to make it your own
- Close to local shops, schools and amenities
- Great transport links nearby





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.

Porch

2.81 x 2.78 max

UPVC door and double glazed windows to the front aspect, wood framed single glazed windows to the entrance hall and master bedroom, tiled flooring, exposed brick walls, wooden door leading into the entrance hall.

Entrance hall

6.73 x 2.82 max

Fitted carpet, radiator, 2 x built in storage cupboards and doors leading to the lounge, dining room, 2 double bedrooms, bathroom and cloakroom.



Bedroom 1

4.78 x 3.36

UPVC double glazed window to the front aspect, a single glazed wood framed window to the porch, radiator, fitted carpet and 2 x built in wardrobes.

Bedroom 2

4.78 x 2.97 max

UPVC double glazed window to the front aspect, radiator, and fitted carpet.



Bathroom

2.86 x 2.15

Obscure UPVC double glazed window to the side aspect, radiator, laminate flooring, fully tiled walls, pedestal sink with mixer tap, toilet, panelled bath with mixer tap and handheld shower head attachment, and an electric shower set within a large shower cubicle.

Cloakroom

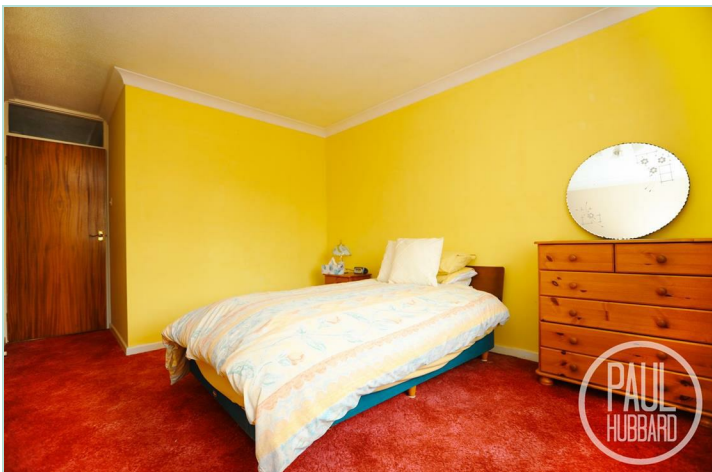
2.15 x 0.81

Obscure UPVC double glazed window to the side aspect, tiled flooring, part tiled walls, toilet and wall mounted wash basin.

Dining room

3.51 x 2.98

UPVC double glazed window to the rear aspect, laminate flooring, radiator and an opening leading into the kitchen.



Kitchen

3.37 x 3.36

UPVC double glazed window and obscure door leading to the conservatory, tiled flooring, units above and below, inset sink and drainer with mixer tap, built in double oven and hob, combi boiler with space for fridge freezer and washing machine. Door leading to the lounge.

Conservatory

3.85 x 3.38 max

UPVC double glazed windows and double doors leading to garden, exposed brick walls and tiled laminate flooring.



Lounge

6.86 x 5.04 max

UPVC double glazed windows to the front and rear aspect along with a sliding door to the garden patio area, wooden flooring, 2x radiator, electric fireplace with doors leading to sitting room and entrance hall.

Sitting room

4.97 x 5.14 max

Exposed brick steps leading into sitting room, UPVC double glazed windows to the front and rear aspect and door to the rear patio area, laminate flooring along with a door leading to the 3rd bedroom.

Bedroom 3

3.49 x 2.25

UPVC double glazed window to the front aspect, fitted carpet and radiator.



Garage

Double electric up and over garage doors, lighting, window and door to the garden and electrical socket points. Perfect for storage and parking.

Outside

Front

A well-presented frontage featuring a brick-weave driveway providing parking for multiple vehicles, with an adjoining laid lawn, shingle borders and established planting. The garden is complemented by a mature holly tree, a selection of shrubs, and steps leading up to the main entrance door.

Rear

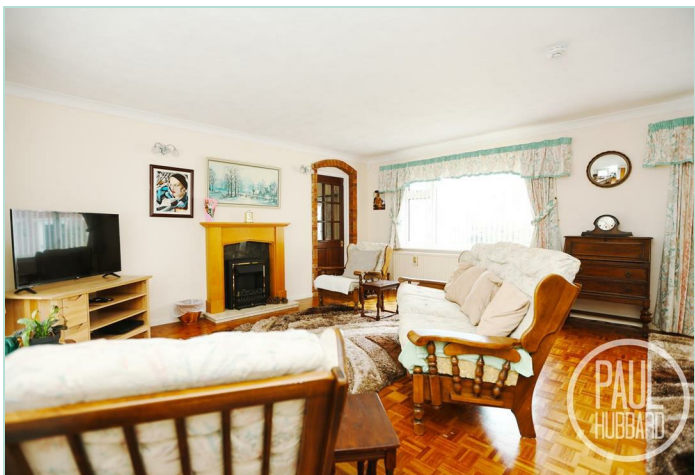
A mature and well-maintained rear garden with a generous laid lawn, fully stocked borders containing a variety of established plants, shrubs and trees, and two paved patio areas providing excellent outdoor seating and entertaining space. Shingle borders add further interest, while a pedestrian access door leads directly to the garage. There is also gated side access providing convenient access to the street.

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: D
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND 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.
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