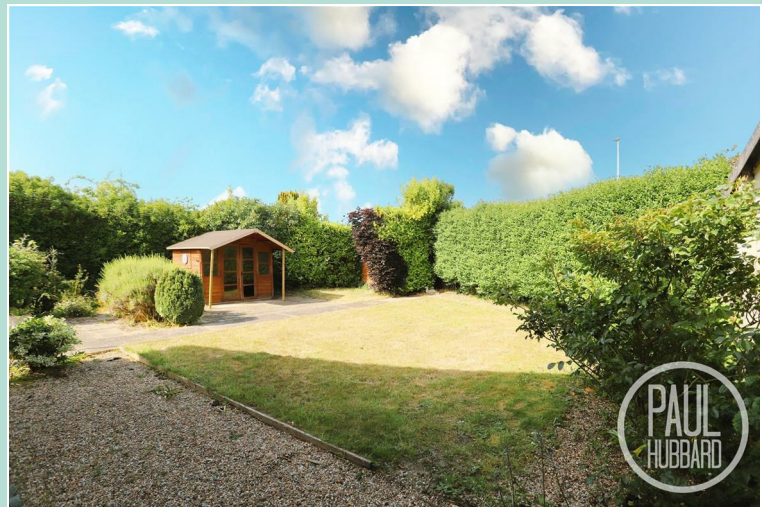


£230,000
Asking Price

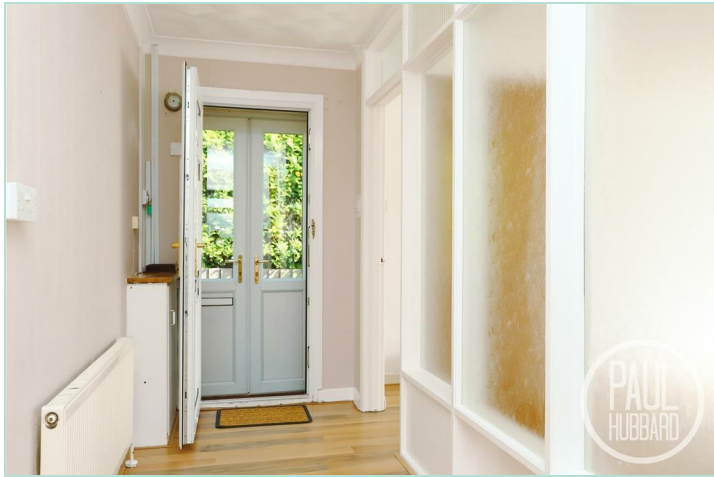


Woods Loke West

Lowestoft, NR32 3DW

- Detached bungalow
- 2 double bedrooms
- Off road parking for multiple vehicles
- Garage
- Generous & private rear garden
- Spacious throughout
- Modern kitchen & bathroom
- Gas central heating with combi boiler
- Close to local amenities, shops & schools
- Great transport links nearby





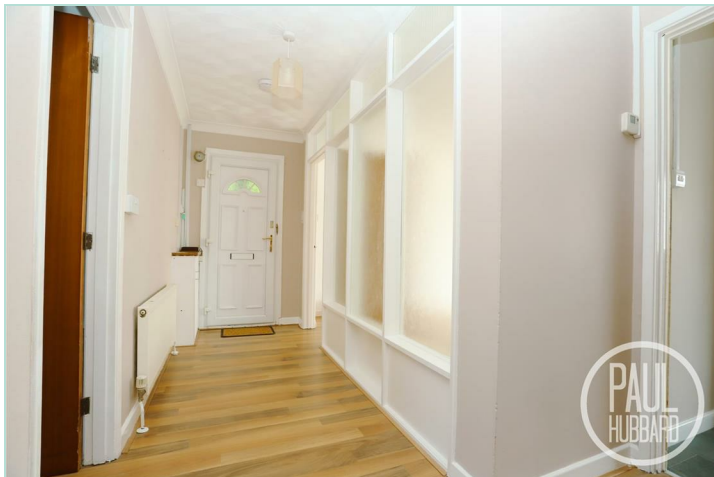
Location

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Porch Entrance

1.34 x 0.48

UPVC French doors open into the porch with lighting and an additional UPVC door opens into the entrance hall.



Entrance Hall

Laminate flooring, radiator, timber frame internal obscure window to the front aspect, loft access, built-in storage cupboard with double doors, cupboard housing the consumer unit and doors opening to all internal rooms.

Sitting Room

4.85 x 3.64

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



Kitchen/ Diner

5.97 max (through archway opening) x 3.72 max
Vinyl flooring, x2 dual aspect UPVC double glazed windows, radiator, built-in storage cupboard (housing the gas combi boiler), units above and below, laminate work surfaces, tile splashback, inset stainless steel sink and drainer with mixer tap, built-in oven, ceramic hob, extractor hood and a UPVC door opens to the rear garden.

Bathroom

2.20 max x 2.06 max

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, pedestal wash bath with hot and cold taps, panel bathtub with a mixer tap, shower attachment, electric shower, extractor fan with light and tiled walls.



Bedroom 1

3.66 x 3.33

Laminate flooring, UPVC double glazed window to the rear aspect (with garden views) and a radiator.



Bedroom 2

3.33 x 3.07

Laminate flooring, UPVC double glazed window to the rear aspect (with garden views) and a radiator.

Outside

The front garden features a lawn area with decorative shingle borders and a variety of established shrubs. A long driveway provides ample off-road parking for several vehicles and leads to the main entrance door at the side of the property. There is also access to the garage via double doors, along with gated side access to the rear garden.



The generous rear garden is well maintained and enjoys a high degree of privacy, being unoverlooked and providing a wonderfully secluded setting for outdoor relaxation and entertaining. The garden features a laid lawn, patio seating areas, decorative shingle, and well-stocked borders filled with mature plants and shrubs. Additional features include a timber storage shed, outdoor lighting and tap, and an attractive summer house, all of which further enhance the garden's appeal and tranquil atmosphere.

Garage

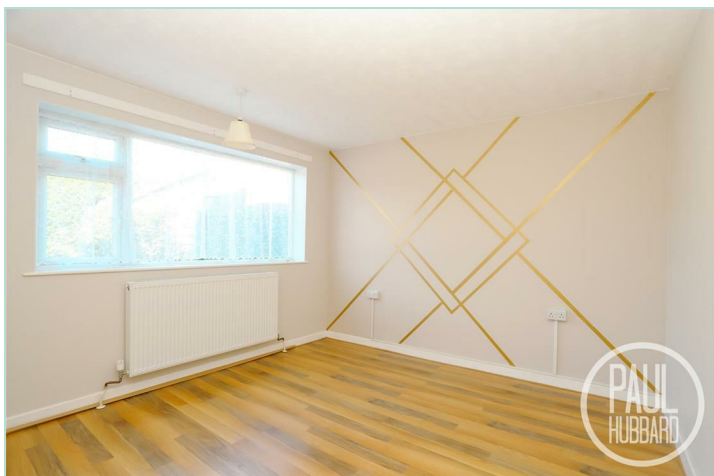
4.80 x 2.23

Detached single garage with double doors to the front, offering excellent storage space. Ideal for secure household storage, bicycles, gardening equipment, tools, and general overflow items.

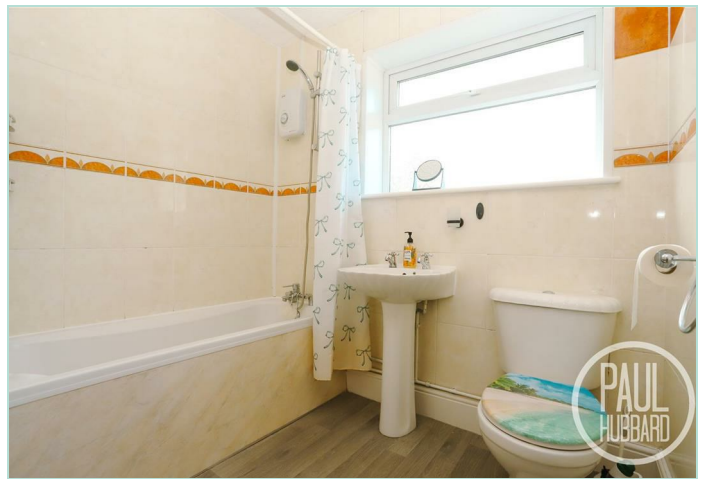


Financial Services


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 Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

WOODS LOKE WEST



Whilst every attempt has been made to ensure the accuracy of the Receiver's contained floor measurements, all floor, window, ceiling and any other measurements 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, facilities and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
 Made with Netplan 1/2024

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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