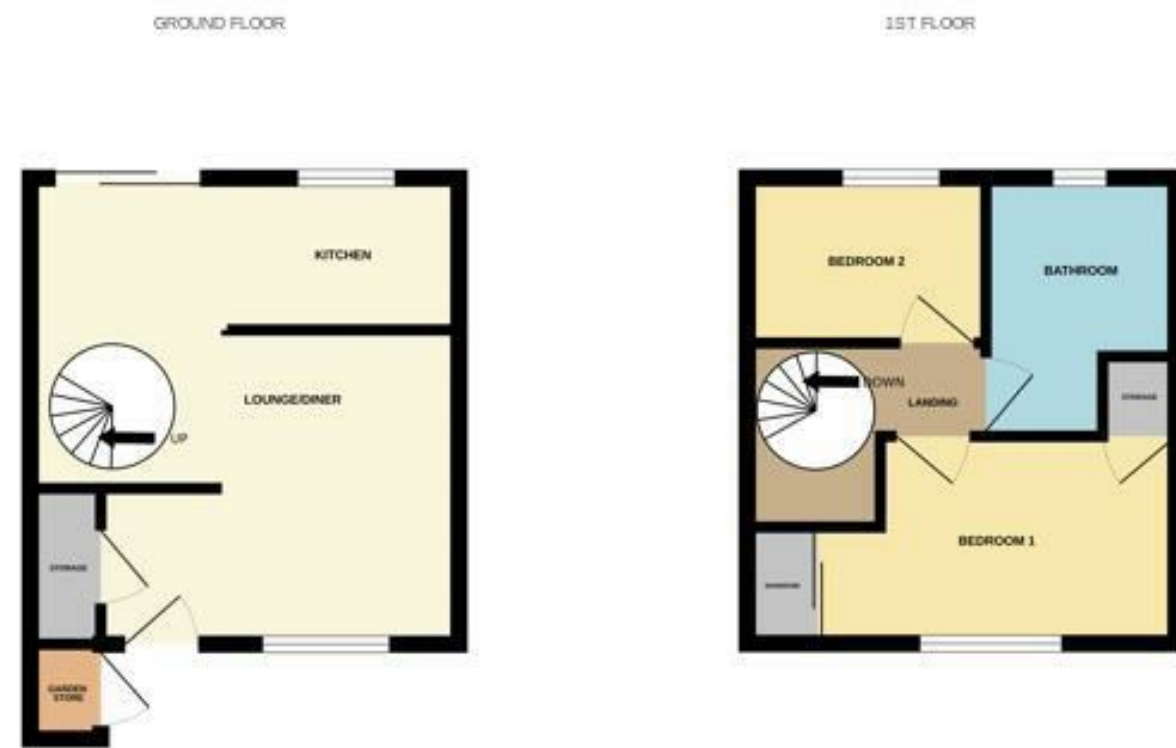


Tenure: Freehold
Council Tax Band: A
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

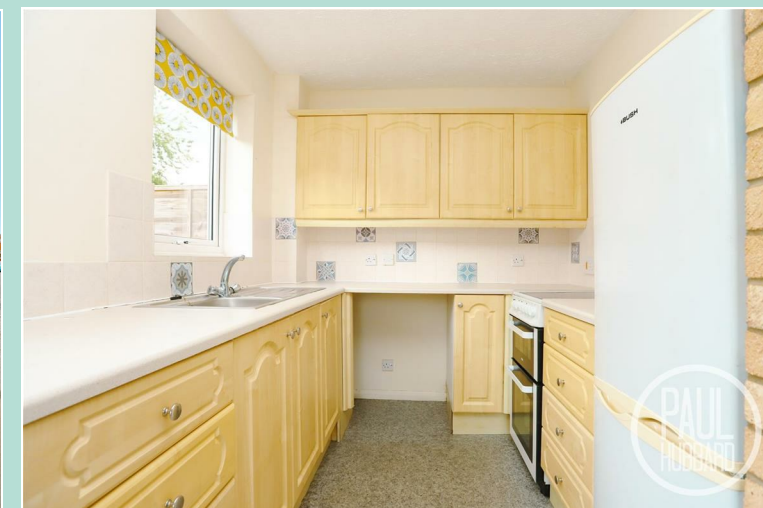


Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with floorplan (2022)

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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



Harebell Way

Lowestoft, NR33 8EX

- Semi detached home with unique features
- Neutral decor throughout
- Chain free
- 2 separate bedrooms
- Good size family bathroom
- Open-plan living space
- Gas central heating with combi boiler
- Fully enclosed rear garden
- Off road parking for multiple vehicles - Driveway plus 2 allocated spaces

e - info@paulhubbardonline.com

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**PAUL
HUBBARD**



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.

Open-plan Ground Floor

5.76 max x 4.46 max

The open-plan living space comprises a lounge, dining area, and kitchen, creating a bright and sociable environment that flows seamlessly from one space to the next.

Lounge

UPVC entrance door to the front aspect and double glazed window, radiator and built-in storage cupboard, all open to the dining room.

Dining Room

Fitted carpet, stairs to the first floor, radiator, UPVC double glazed window to the side aspect, UPVC sliding door to the rear garden and open to the kitchen.

Kitchen

Vinyl flooring, UPVC double glazed window to the rear aspect, units above and below, laminate work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for a fridge freezer, oven and washing machine.

Stairs leading to the First Floor Landing.

Fitted carpet and doors opening to the bedrooms and bathroom.

Bedroom 1

3.83 max x 2.84 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard and built-in wardrobe.

Bedroom 2

2.48 x 1.73

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bathroom

2.71 max x 1.90 max

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, toilet, pedestal wash basin with hot and cold taps, panelled bathtub with mixer tap, electric shower set above, tiled splashbacks and loft access.

Outside

The property benefits from a laid-to-lawn frontage with a pathway leading to the main entrance, sheltered by a storm porch. A secure external door also provides access to a useful storage area. To the side, there is an off-road driveway, gated access to the rear garden, and an alleyway leading to the rear car park, where two allocated parking spaces are located.

The rear garden is predominantly laid to lawn and features paved seating areas, raised planters, and mature shrubs, all enclosed by panel fencing for added privacy.

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.

