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£325,000
Asking Price







Ashtree Gardens

Lowestoft, NR33 8SR

- Detached family home
- Three separate bedrooms
- Family bathroom with additional cloakroom
- Enclosed, south facing rear garden
- Garage with off Road parking
- Gas central heating with combi boiler
- Useful under stair storage
- Tucked away at the end of a cul-de-sac
- Close to local shops, schools and amenities
- Great transport links nearby

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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 door opens into the entrance hall with fitted carpet, radiator a UPVC double glazed window to the side aspect, stairs to the first floor landing and doors opening to the cloakroom and sitting room.

Cloakroom

2.02 x 0.98

Obscure UPVC double glazed window to the front aspect, laminate flooring, part tiled walls, heated towel rail, pedisyal wash basin with mixer tap and a toilet.

Sitting room

4.55 x 3.97 max

UPVC double glazed window to the front aspect, fitted carpet, radiator, electric feature fireplace and a door opening to the kitchen.

Kitchen

5.00 x 2.87

UPVC double glazed window to the rear aspect, laminate flooring, radiator, units above and below with composite inset 1.5 bowl sink and drainer with mixer tap, oven, hob and extractor hood. With spaces for American style fridge freezer, washer/dryer and dishwasher. The gas Combi boiler is situated on the outer wall. There is a door leading to the understand storage, an opening to the sunroom/dining room and an obscure UPVC door leading to the side aspect.

Sunroom/dining room

2.78 x 2.69

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

Stairs leading to the first floor landing

Fitted carpet, radiator and doors opening to bedrooms and bathroom.

Bedroom 1

4.57 x 3.10 max

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

Bedroom 2

3.10 x 2.94

UPVC double glazed window to the rear aspect, fitted carpet. a radiator and access to the loft.

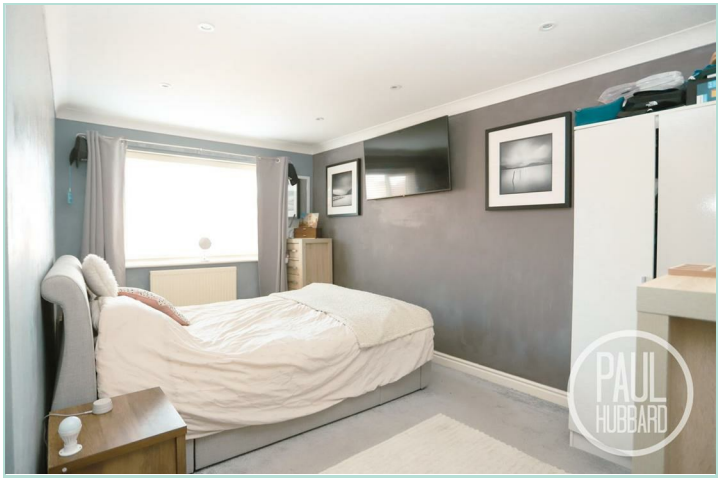
Bedroom 3

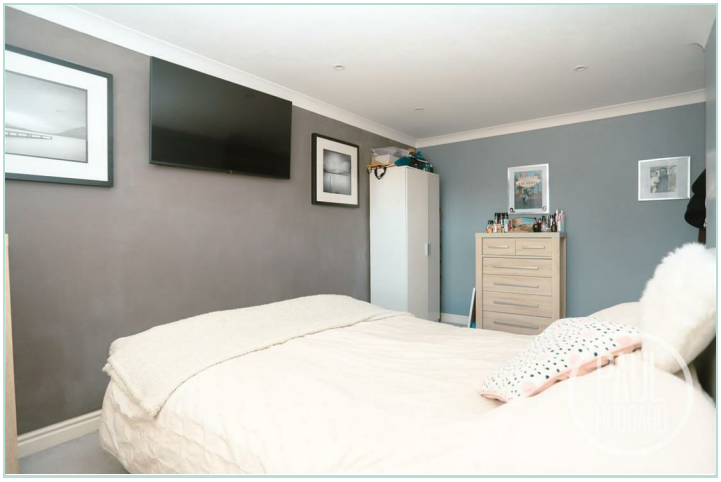
3.26 x 2.20 max

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









Bathroom

Obscure UPVC double glazed window to the rear aspect, laminate flooring, radiator, extractor fan, toilet, wash basin inset to a vanity unit with mixer tap and a panelled bath with hot and cold taps and electric shower.

Outside

Front

To the front of the property, a paved pathway leads to the main entrance door, with areas of artificial lawn to either side. Adjacent to this, a brick-weave driveway leads through timber gates, opening onto a further driveway to the side of the property, providing access to the garage.

Rear

The south-facing rear garden is enclosed by a combination of brick walling and timber panel fencing. A paved pathway leads from the side entrance gate through to the pedestrian access door to the garage. The garden is predominantly laid to artificial lawn, with paved patio areas positioned in both rear corners, providing space for outdoor seating. A second gate to the opposite side of the property provides further access to the front. Additional features include outside lighting and an outside tap.

Garage

5.28 x 2.37

The brick-built garage benefits from an electric roller door, lighting and an obscure-glazed pedestrian access door.

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.


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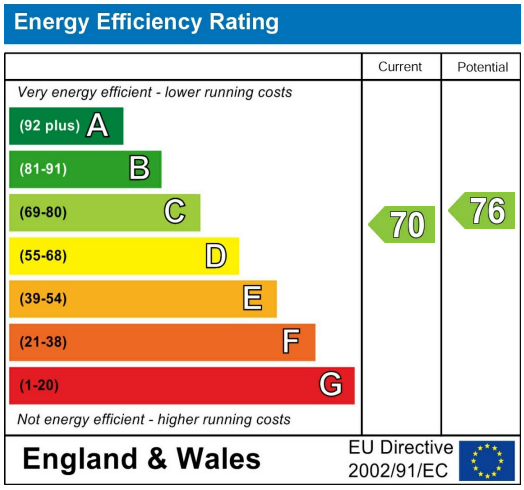

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Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council





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