



## Broadwaters Road, Lowestoft, Suffolk, NR33 9HS

£265,000

- LIFE ON ONE LEVEL
- 2 DOUBLE BEDROOMS
- uPVC DG & GCH
- DETACHED
- WET ROOM
- LAID TO LAWN GARDENS
- OPPORTUNITY TO EXTEND
- LOUNGE
- PLENTY OF PARKING & GARAGE

Well presented YET with GREAT POTENTIAL...

Having been well maintained throughout the years, the property offers a TURN KEY solution to LIVING ALL ON ONE LEVEL & comprises an entrance lobby, LOUNGE / DINER, kitchen & central hallway with WET ROOM & 2 DOUBLE bedrooms, laid to lawn gardens are an EXCELLENT size with off road parking for several vehicles & GARAGE.

Broadwater's Road is a POPULAR ROAD in South Lowestoft close to the amenities on Westwood Avenue with public transport on your doorstep & Elm Tree park at the end of the road.

#### ENTRANCE LOBBY

Handy lobby to leave your outdoor wear; fitted carpet, uPVC double glazed window, radiator and cupboard provides storage and houses the consumer unit and the gas central heating / domestic hot water boiler.

#### LOUNGE

5.28m x 3.88m < 3.22m (17'3" x 12'8" < 10'6")  
Overlooking the front of the home through the large uPVC double glazed window and another to the side of the home; fitted carpet, radiator, TV and power points. Door to the inner hallway and into the...

#### KITCHEN

2.91m x 2.54m (9'6" x 8'3")  
With everything to hand; wall and base units with worktop, inset sink / drainer, built-in appliances include fridge, oven with gas hob and extractor fan over; space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, radiator, power points and door out to the rear garden.

#### INNER HALLWAY

Giving access to both bedrooms, shower room and loft access.

#### WET ROOM

White suite comprises a wash basin, WC and walk-in electric shower; opaque uPVC double glazed window, radiator and extractor fan.

#### BEDROOM 1

3.66m x 3.19m (12'0" x 10'5")  
Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in cupboard gives storage with radiator.

#### BEDROOM 2

3.58m x 2.67m (11'8" x 8'9")  
Overlooking the rear garden, this double bedroom features fitted carpet, uPVC double glazed window, radiator and power points.

#### OUTSIDE

Laid to lawn gardens offer a blank canvas whilst the driveway provides plenty of parking / hardstanding. Secluded rear garden is a good size with patio and various fruit trees. Outside lighting and water tap.

#### GARAGE

Single brick garage with up and over door, window, light, power points and personnel door.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

ENERGY PERFORMANCE RATING - C

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

