



Broadwaters Road, Lowestoft, Suffolk, NR33 9HS

£265,000

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

