



## 43 Howley Gardens

Parkhill, Lowestoft, NR32 4WF

£195,000



**\*\* SOUGHT AFTER PARKHILL LOCATION \*\*** Superb Semi Detached House with spacious accommodation along with private rear garden driveway and workshop/garage. Within a short walk you will find bus routes, schools, major Supermarket and Gunton Woods/Nature Reserve. Ideal First Time purchase or family home. Early Viewing Advised **\*\*\* NO CHAIN \*\*\***



### Wide Entrance Hall

Laminate flooring, galleried staircase off to the first floor, radiator, under stair recess plus under stair storage cupboard.

### Lounge 12'11" x 13'5" (3.94 x 4.10)

Fitted carpet, coved ceiling, radiator, power points, T.V point, sliding patio doors leading out to the rear garden.

### Kitchen 7'6" x 13'1" (2.29 x 3.99)

Laminate flooring, full range of white fitted kitchen units, extended work surfaces, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, tiled splash backs, inset stainless steel electric oven with matching four burner gas hob, enclosed extraction cooker hood, power points, radiator, space for dining table and chairs.

### First Floor

Galleried landing with fitted carpet, power points, loft access leading to insulated loft space.

### Bedroom 1 10'2" x 13'4" (3.10 x 4.08)

Fitted carpet, coved ceiling, double fitted wardrobes, power points, radiator, Upvc window.

### Bedroom 2 9'3" x 11'1" (2.82 x 3.39)

Fitted carpet, coved ceiling, power points, radiator, Upvc window, full length airing cupboard, double fitted wardrobe.

### Family Bathroom

Tiled effect vinyl flooring, bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, part tiled walls, shaver socket, radiator, extractor fan, Upvc window.

### Outside

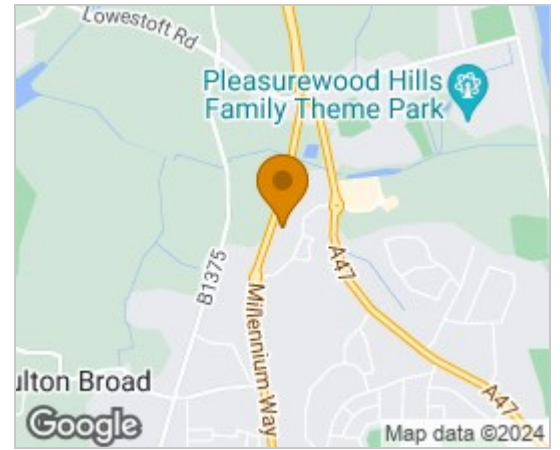
To the front - There is a open planed front garden with allocated off road parking which leads to a timber workshop/garage with power points and lighting which measures 2.5 meters x 4.8 meters. To the rear - There is a an enclosed garden with a non overlooked rear aspect, laid to lawn, patio seating area, enclosed by high fencing with side access leading to front garden

### Freehold

### Council Tax Band B

### Mains Gas Electric & Drainage

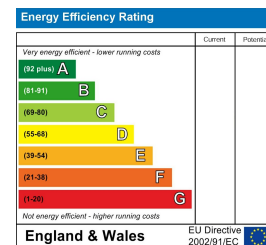
### Area Map



### Floor Plans



### Energy Efficiency Graph



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