



£2,250 PCM

Colville Road, Lowestoft NR33 9QT

Detached House | 5 Bedrooms | 4 Bathrooms

01502 565877

**Lisa's
Homes**
Specialising in Lettings & Management

www.lisashomes.co.uk



Step Inside

Key Features

- New Build Detached Family Home
- Popular Oulton Broad Location
- Open Plan Lounge/Kitchen/Dining with Bifold Doors
- Italian Design Kitchen with Integrated Appliances
- 4/5 Bedrooms, 2 Bedrooms with Ensuite's
- Study or Fifth Bedroom Downstairs
- Large Driveway with Electric Charging Point
- Second Driveway with Garage (Electric Doors & WC)
- Solar Panels Providing A Rating EPC

Property Description

EXQUISITE 4/5 BED NEW BUILD HOUSE WITH OPEN PLAN LIVING IN THE HEART OF OULTON BROAD Step into luxury with this stunning home thoughtfully designed for modern living with no expenses spared. Enjoy the comfort of 5 bedrooms if required, two en-suite bedrooms, a generous family bathroom & a convenient utility area for all your storage needs. Additional features include an Italian made kitchen with integrated appliances. This property benefits from large driveway to the front with space for multiple vehicles with an electric car charging point, air source heating, solar panels located at the rear with a second driveway leading to the garage with electricity & an outside WC for added convenience. For more information, please do contact Lisa's Homes

Main Particulars

This property boasts a bright and expansive open plan living ideal for family gatherings and entertaining. Its flexible layout includes a ground floor study or additional bedroom, providing extra space to suit your lifestyle needs.

This amazing home consist of a grand entrance hall ways leading into open plan living for the lounge, kitchen & dining area with two sets of bifold doors allowing the house to open up into the garden on those beautiful summer days.

The Italian designed kitchen includes an island with extra storage space, sink, dish washer. On the opposite side you then have the hob, oven, large fridge and large separate freezer.

Still downstairs back into the hall way there is a separate room at the front of the property this could be used as a study or the fifth bedroom depending on the requirements of your family home, a WC

You then have a beautiful stair case of glass & wood guiding you upstairs to the spacious landing to the main 4 bedrooms, 2 of the bedrooms with en-suites both with double hand basin's, the master bedroom has a glass balcony with patio doors offering stunning views, plus you have a family bathroom as well.

Into the back garden you have a large area of both a patio & grass perfect for those summer bbq's, leading out of the back garden is another drive way with a garage & an outside WC. Just when you thought there was nothing more these house'a could offer they also have solar panels making both new builds a A Rating Energy Efficient home, so what your spending on rent will save you on bills.

TAKE ADVANTAGE OF OUR NO DEPOSIT OPTION

PLEASE NOTE: The affordability of this property requires a minimum monthly income of £6,250

TENANCY TO START: Week Commencing 16th February 2026

TENANCY TERMS: The property is offered on an Assured Shorthold Letting Agreement for a period of 12 months thereafter to continue on a month to month basis, unless a 6 month contract has been agreed. All applicants must be 18 or over. The tenancy agreement is a Legal document.

VIEWING: The property may be viewed by contacting Lisa's Homes on our office telephone number. We will require some information about your current situation,

income, address and credit history for the past 6 years to check the property will be suitable for you.

APPLICATIONS: Applications for tenancies are subject to the provisional approval of the owners of the property before the application is completed with Rightmove Tenant Referencing our Credit Referencing Company. Tenants & Guarantors will be contacted by Van Mildert, they will complete a Credit Search, Affordability Assessment and obtain Employment & Landlord References. They will also require identification and proof of income.

HOLDING DEPOSIT: In order to secure a property and remove it from the market while Rightmove Tenant Referencing completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent will be payable to Lisa's Homes before the application can be completed. Listed below are grounds on which the holding deposit is NOT refundable:

1. If you the tenant pulls out of the tenancy before the contracts are signed.
2. If you the tenant fails a Right to Rent check.
3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit.
4. If you the tenant doesn't enter the agreement by the deadline.
5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

RIGHT TO RENT: Rightmove Tenant Referencing will confirm what Identification will be required at your move in meeting with Lisa's Homes. We will need to see the original Identification so that this can be certified. A copy of your Identification will be retained.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

RENT: One month's rent in advance. Tenant to pay for electricity, gas (if appropriate), property council tax, water and sewage rate, television license and telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to pay a sum of deposit equal to 5 weeks rent with Lisa's Homes to be held by the Deposit Protection Service (DPS) throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

NO DEPOSIT OPTION AVAILABLE: As an alternative to paying a Deposit (as above), some properties offer a deposit free option with Reposit insurance policy. A leaflet can be provided on request, this is not applied to all of our available properties and you should see whether a deposit free option is noted in the description.

PETS: In most cases pets will not be permitted by the landlord. Tenants with pets should enquire first to ascertain if the landlord will permit the pet to be kept at the property. In all cases where permission is given the tenant will be required to pay an additional £25 on top of the stated rental amount per pet. Please bear in mind there is only normally a maximum of 1 to 2 pets at a property.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY once your application has been approved, to commence the tenancy: One month's rent in advance and deposit the day you move into the property.

Lisa's Homes do NOT accept any cash payments. Monthly rent preferably to be paid by Standing Order. To discuss any alternative method of payment please speak to a member of staff.

N.B If cash is paid in to our Bank account there will be a charge of 2.5% added

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.

OTHER COSTS: Any variation to the contract within the tenancy the cost would be £50.00 including VAT. Any loss of keys, security devices the cost to the tenant would be £50.00 including VAT. Any rent arrears will be charged with interest calculated at 3% above the Bank of England's base rate. Early termination surrender fee rent due up to the period the property is re let plus the landlords re-let fee.

DIGITALLY SIGNABLE DOCUMENTS: All paperwork including your Tenancy Agreement will be completed electronically. It will only be your Inventory that is completed at your Move In Meeting when you collect your keys at our office.

MY PROPERTY FILE: All documents relating to your tenancy will be located on "My Property File." We have sent you the activation email to set up this account. We will use this new account to send you important updates about your tenancy. You should use this account to report all maintenance issues at your property. With My Property File you are always informed and up to date. If something is wrong with your property our easy to use reporting tool helps you report the issue to us and track its progress. You will be able to download your key tenancy documents, check your account balance and much more. Download the app on your mobile phone device as soon as your application is approved.

Lisa's Homes trading as R King Resources Ltd is a member of Client Money Protection Scheme & Redress Scheme, you can find out more by contacting us.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 8056901 Registered Office: , Dunne House, Colville Road Works, Colville Road, Lowestoft, Suffolk, NR33 9QS

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