

HARDIMANS



47 Carlton Hall Gardens Chapel Road

Carlton Colville, Lowestoft, NR33 8BL

£265,000



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**** FANTASTIC RETIREMENT BUNGALOW**** Age restriction 75 yrs and over . Superb bungalow with an unusual design having a large open plan kitchen/ living area, providing 'oodles' of natural light. The bungalow has the benefit of **BRAND NEW CARPETS** to the hall & living room and has a wonderful kitchen fully fitted with quality **NEFF** appliances. The master bedroom also has a full range of fitted wardrobes providing all the space you need. Outside, the bungalow is quietly situated enjoying a delightful woodland setting. The bungalow has low running costs with air source heating and high levels of insulation. For all details of care costs and other services available please contact the agents.

PERSONAL CARE AND REQUIREMENTS

If care is required for medical or personal care needs, this will be individually assessed and agreed with the bungalow resident to provide how ever many hours per day and is charged per half hour by a monthly invoice payable in arrears. The care is provided by Carlton Halls own fully trained carers from the main home. If required domestic help for chores, ironing, washing up and even cleaning from the Halls domestic staff, can be made available and is charged per half hour. Meal facilities are also available, freshly cooked from the Halls own kitchens, which can be delivered to your doorstep.

MAINTENANCE

To ensure the bungalows and grounds are kept to a high standard, the grounds external maintenance will remain the responsibility of the home and are covered by a maintenance contract between the freeholder of the bungalow and the home, payable quarterly in advance. The current maintenance fee is approx. £121.76 per week, £6,332 per annum to include see 'Maintenance to include'.





MAINTENANCE TO INCLUDE

1. MAINTENANCE OF EMERGENCY CALL SYSTEM AND 24 HOUR MANED SUPPORT.
2. AUTOMATIC GATES AND DOOR INTERCOM SYSTEM.
3. SECURITY CCTV SYSTEM.
4. COMMUNAL LIGHTING OF ROADS AND PATHWAYS.
5. MAINTENANCE MAN RESPONSIBLE FOR EXTERNAL MAINTENANCE OF BUNGALOWS.
6. COMMUNAL EQUIPMENT AND PUBLIC LIABILITY FOR COMMUNAL AREAS.
7. MONTHLY WINDOW CLEANING.
8. MAINTAINING ALL FENCES.
9. MAINTAINING ALL COMMUNAL SERVICES.
10. MAINTAINING ALL PLANTED AND FLOWER BEDS.
11. CLEARING OF PATHS AND LEAVES, LITTER, ICE AND SNOW.
12. GRASS CUTTING.

Sealed unit double glazed door to

SPACIOUS ENTRANCE HALL

BRAND NEW CARPET, access to insulated and board roof space for storage.

LOVELY OPEN PLAN KITCHEN/DINER/LIVING ROOM

20'9" x 13'1" (6.35 x 3.99)
Superb OPEN PLAN design with a fully fitted kitchen including quality Neff appliances, (4 burner ceramic hob, glass splashbacks, concealed extractor, matching oven/grill, dishwasher, washing machine, tumble dryer, refrigerator and freezer, all with front decor panels), Living area with corner picture window overlooking small wooded area, rear patio door to larger than standard patio area. BRAND NEW CARPET



MASTER BEDROOM

12'7" x 11'3" (3.86 x 3.43)

to include a full range of fitted wardrobe cupboards.

BEDROOM 2

9'3" x 9'1" (2.82 x 2.77)

built-in boiler cupboard housing an Ecodan Mitsubishi hot water storage tank and under floor heating controls.

WET ROOM

8'9" x 5'10" (2.69 x 1.78)

with a moulded shower floor, fully tiled walls, shower area with thermostatic shower unit, low level wc, washbasin, strip light and shaver point, extractor fan, chrome towel rail/radiator.

OUTSIDE

Lovely communal gardens with a car parking space, larger than standard brick pavier patio. The property has a pleasant rear aspect overlooking a small wooded area.

ADJOINING MOBILITY/GARDEN STORE

COUNCIL TAX BAND

A

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Air Source Heating, Electric, water & sewerage

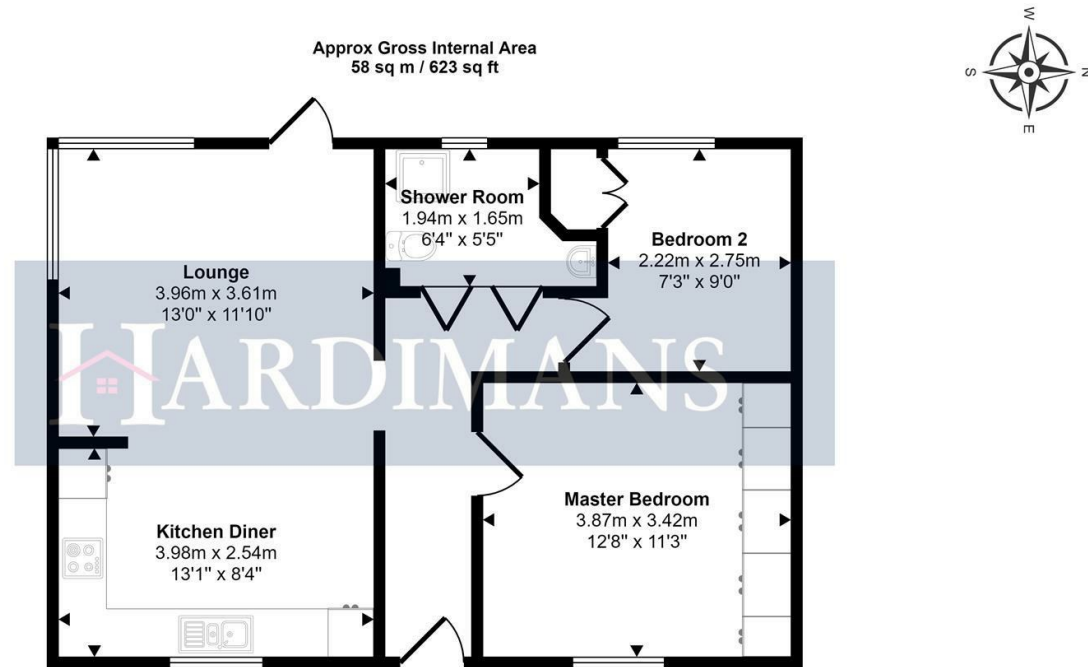
Flood Risk Info: Very low

* Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps

* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

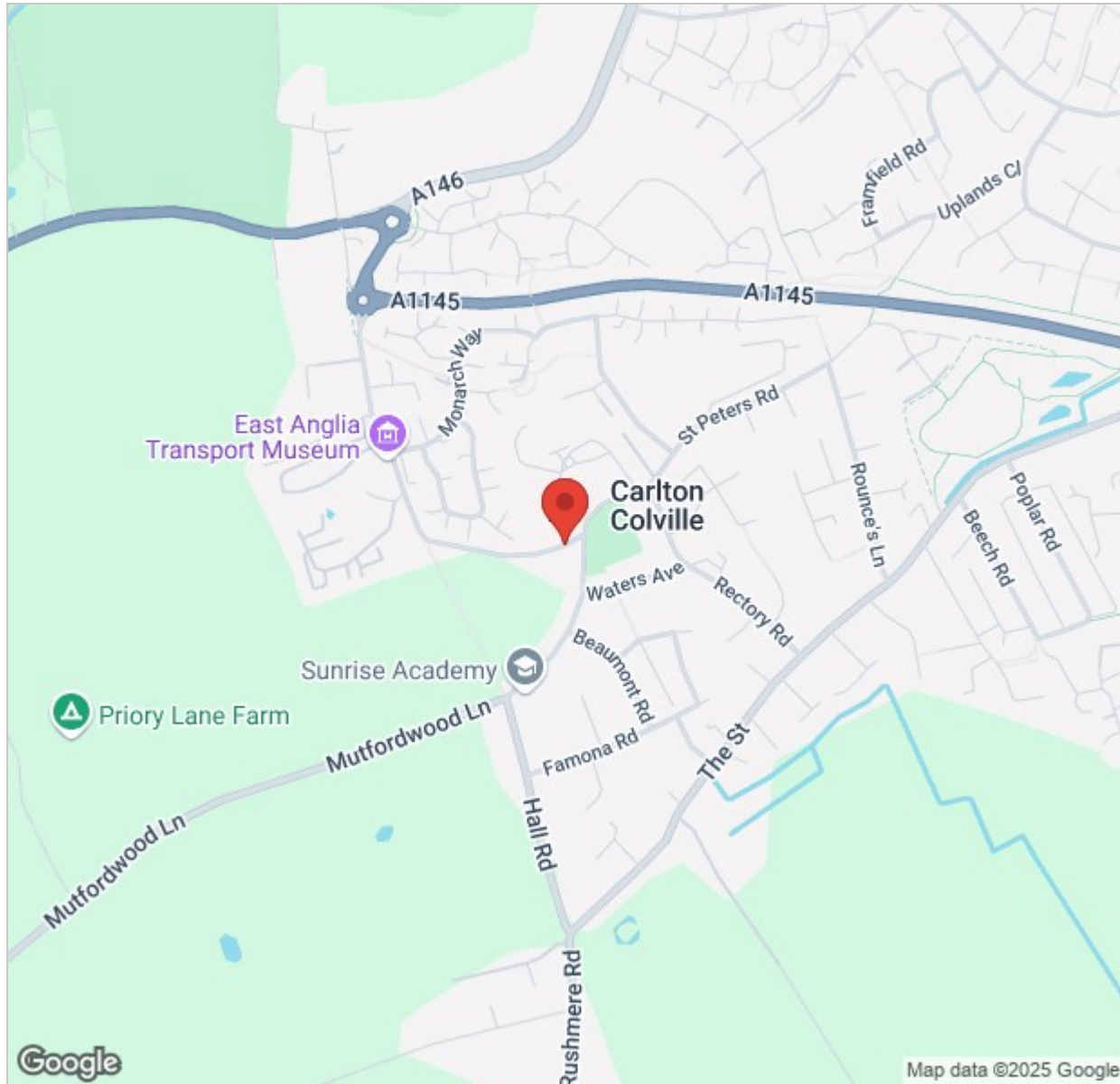
Floor Plan



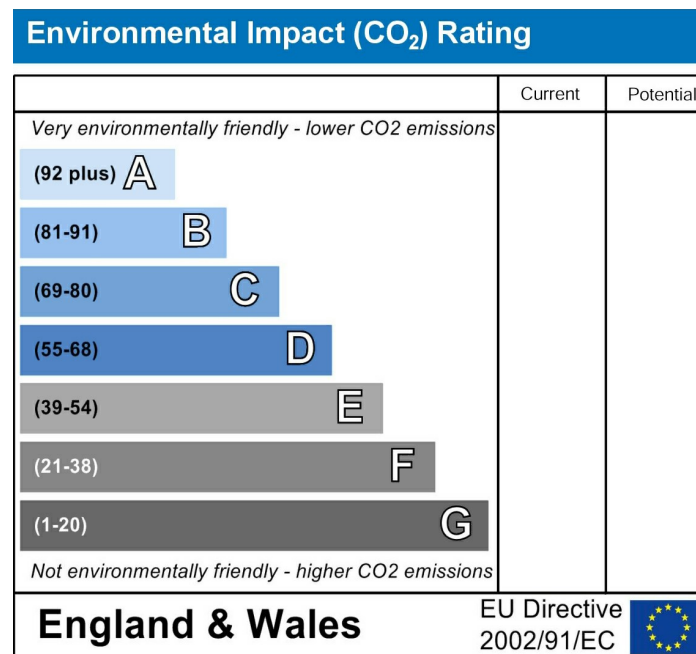
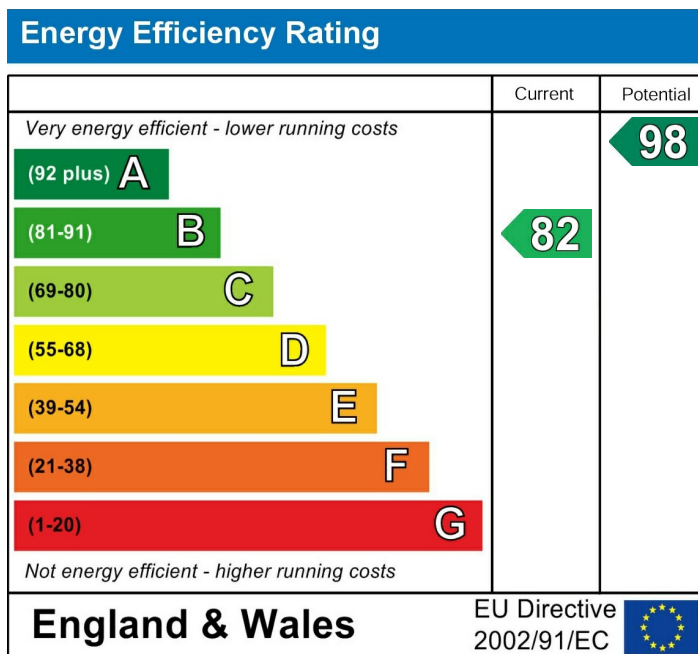
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.