

# HARDIMANS



**33 Carlton Hall Gardens Chapel Road**

Carlton Colville, Lowestoft, NR33 8BL

**£280,000**





### 33 Carlton Hall Gardens Chapel Road, Carlton Colville, Lowestoft, Suffolk, NR33 8BL

A superb detached 2 bedroom bungalow forming part of a delightful retirement village set amongst beautiful woodland grounds. The bungalow itself is situated in one of the best positions overlooking a delightful koi pool with its cascading waterfall providing wonderful relaxing sounds to sit on your patio and relax to.

When purchasing the property, the vendors invested in many extras to include a superb fitted kitchen in duck egg blue units complimented by pastel coloured tiles and a full range of quality appliances including:- 4 burner ceramic hob, extractor, oven/grill, integrated washing machine, tumble dryer, dishwasher and fridge/freezer.

In addition, the master bedroom has a full range of fitted wardrobe cupboards providing excellent storage.

This is a fantastic opportunity to acquire one of the best positioned bungalows on the development and an early inspection is highly recommended.







## 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, which is invoiced monthly in arrears. Full meal facilities are also available, freshly cooked from the Halls own kitchens. Meals are charged individually and invoiced monthly in arrears.

## 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 p.a. 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.

#### **ENTRANCE HALL**

with access to partly boarded roof void with loft ladder and light, additional inset ceiling spot lighting.







### **LOUNGE**

corner picture window with double glazing, overlooking delightful pond, door to rear patio, tv and telephone points.

### **KITCHEN/DINER**

fitted in a range of duck egg blue units to include a range of Smeg/Neff appliances, 4 burner ceramic hob, concealed extractor, integrated dishwasher, washing machine, tumble dryer, refrigerator and freezer, single oven/grill.

### **BEDROOM 1**

fully fitted in a range of Sharps built-in wardrobes.

### **BEDROOM 2**

double glazed window, built-in airing cupboard with hot water storage tank and slatted shelving.

### **WET ROOM**

fully tiled walls, shower area with moulded shower floor.

### **OUTSIDE**

The property has a paved patio area enjoying views over delightful gardens and feature pond.

### **COUNCIL TAX BAND**

A

### **TENURE**

Freehold

### **MATERIAL INFO**

This property has:

Mains Electric, water & sewerage - underfloor heating

Flood Risk Info: Very low

\* Broadband: Ultrafast 10000 mbps

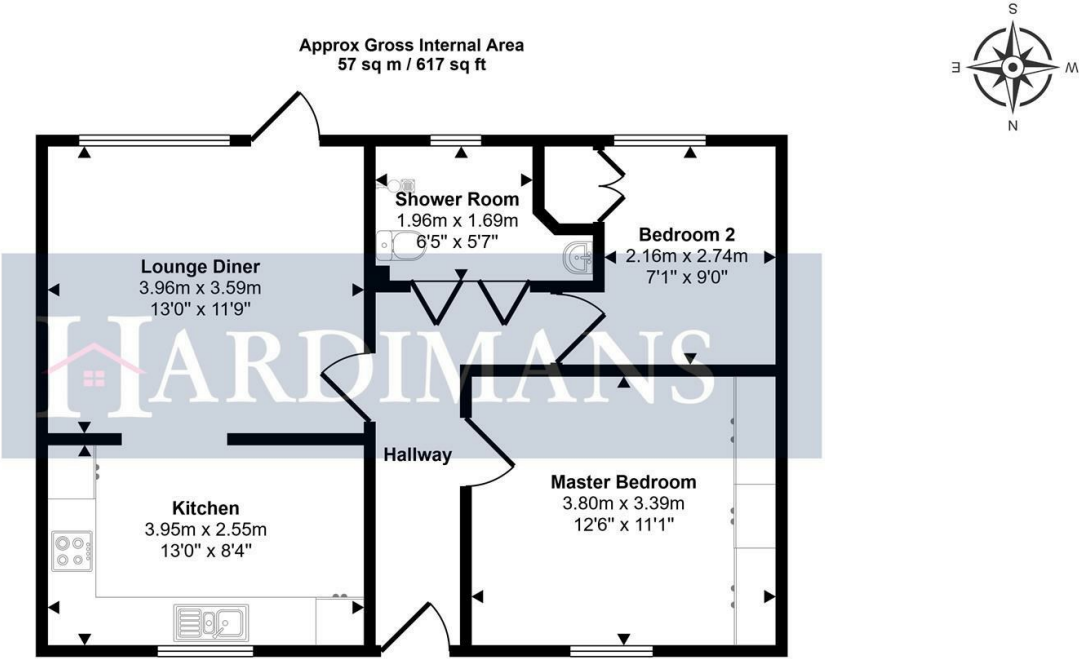
\* Mobile: EE, THREE, 02, VODAFONE

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

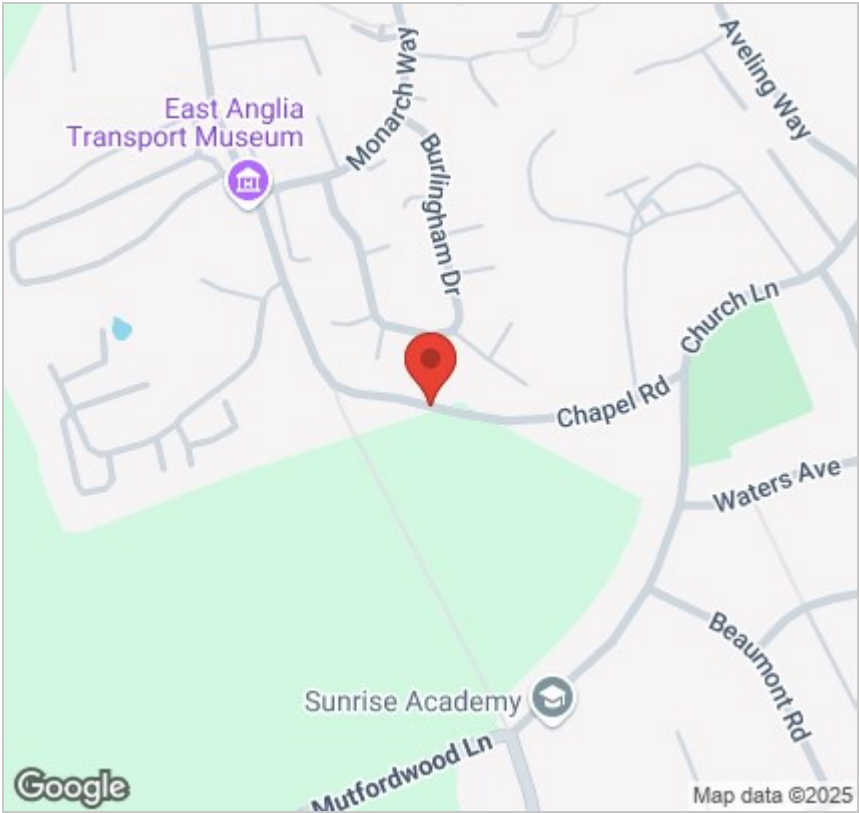


Floorplan

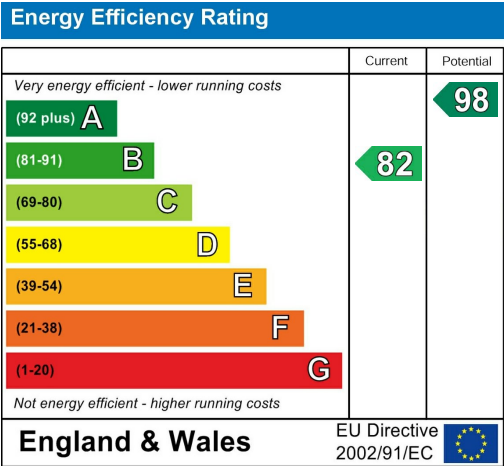
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

PROTECTED

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