

# HARDIMANS



**31 Carlton Hall Gardens, Chapel Road**  
Carlton Colville, Lowestoft, NR33 8BL  
**£285,000**



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Chapel Road, Carlton Colville,  
Lowestoft, Suffolk, NR33 8BL**

Forming part of a fantastic retirement complex situated amongst 10 acres of beautiful manicured grounds, this detached bungalow offers independent living with the added convenience of care services provided. The property features air source underfloor heating and is over-insulated, guaranteeing energy efficiency and particularly comfortable accommodation.

One of the highlights of this property is the great views it offers over a large pond, providing a tranquil and picturesque setting for residents to enjoy. Whether you're relaxing in the living room or unwinding in the bedrooms, the calming views outside will surely enhance your living experience.

If you are looking for a peaceful and well-maintained home in a retirement complex, this detached bungalow in Carlton Colville is the perfect choice.





## 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

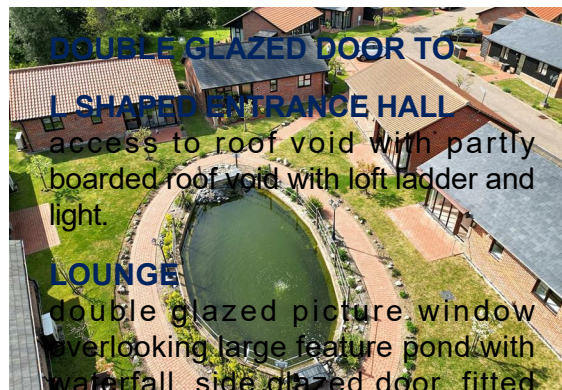
To ensure the bungalows and grounds are kept to a high standard, the grounds external maintenance will remain the responsibility of the home and are covered by a maintenance contract between the freeholder of the bungalow and the home, payable quarterly in advance. The current maintenance fee is approx. £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.

## GENERAL REMARKS

The original owner of the property when bought from new, upgraded the bungalow with an altered kitchen layout including extra units. In addition they had the master bedroom fully fitted with quality 'Sharps' units. There are some other minor improvements, but the obvious one is the extra large mobility/store shed.



## DOUBLE GLAZED DOOR TO

## L SHAPED ENTRANCE HALL

access to roof void with partly boarded roof void with loft ladder and light.

## LOUNGE

double glazed picture window overlooking large feature pond with waterfall, side glazed door, fitted curtains.



## FULLY FITTED KITCHEN/DINER

fitted in a range of light grey high gloss units having a range of Smeeg appliances to include 2 burner ceramic hob, double oven, one with combination microwave, integrated refrigerator and freezer, washer/dryer and dishwasher, front decor panels, wall cupboards with under lighting, tiled splashbacks, inset spot lighting.

## MASTER BEDROOM

fully fitted in a range of 'Sharps' bedroom furniture to include 2 double wardrobes, bedside cabinets and cupboards, window seat and drawer units, fitted in attractive range of soft cream Walnut wood effect.

## BEDROOM 2

built-in boiler cupboard with a hot water storage tank, underfloor heating controls.

## WET ROOM

shower area with thermostatic shower unit, low level w.c., with cupboards fitted over the cistern,

washbasin, electric touch control vanity mirror, grab rails, tiled walls, chrome towel rail/radiator.

## OUTSIDE

The property has a superb patio directly overlooking one of the feature ponds on the development. In addition, the property has an extra large storage shed with power point for mobility scooter.

## TENURE

Freehold

## COUNCIL TAX BAND

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## MATERIAL INFO

This property has:

Mains Electric, water & sewerage - the property is heated by air source underfloor heating

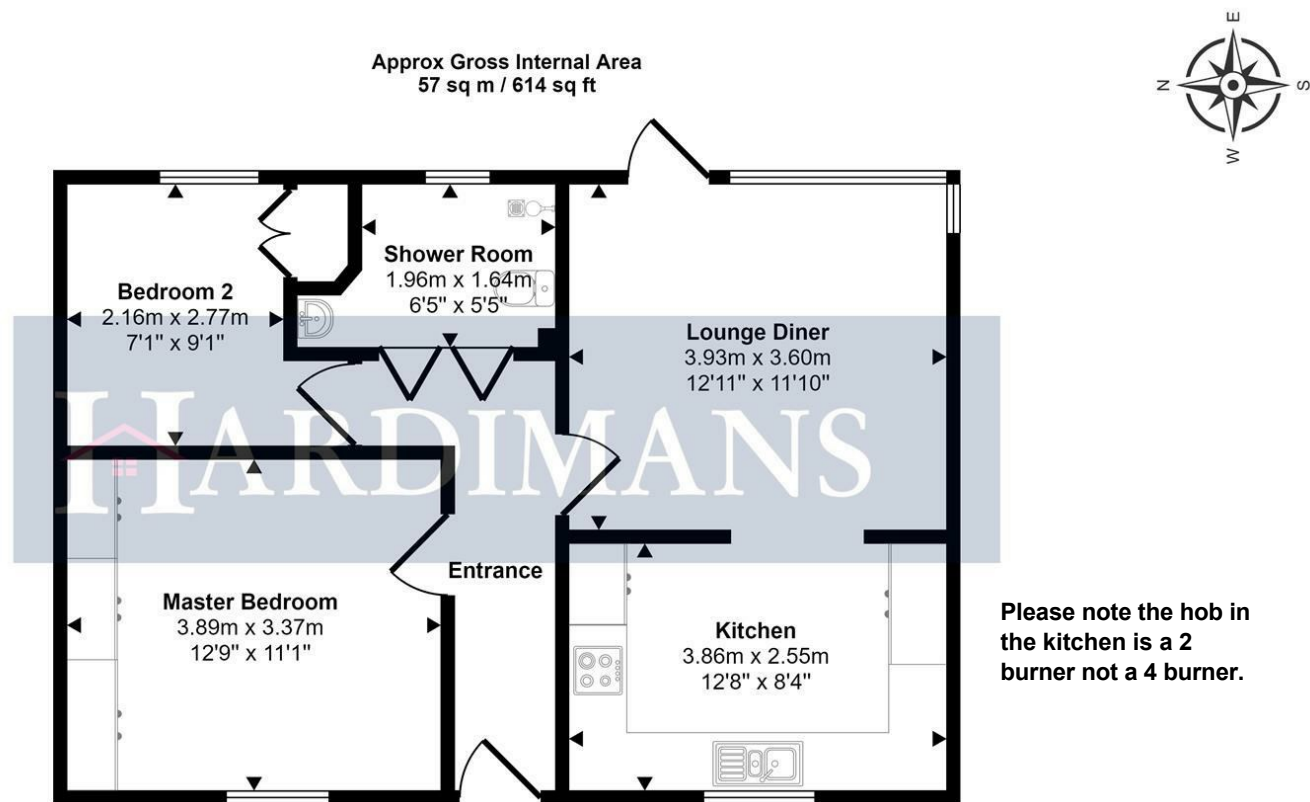
Flood Risk Info: Very low

\* Broadband: FTTC - Ultrafast 10000mbps

\* Mobile: EE, BT

\* 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.

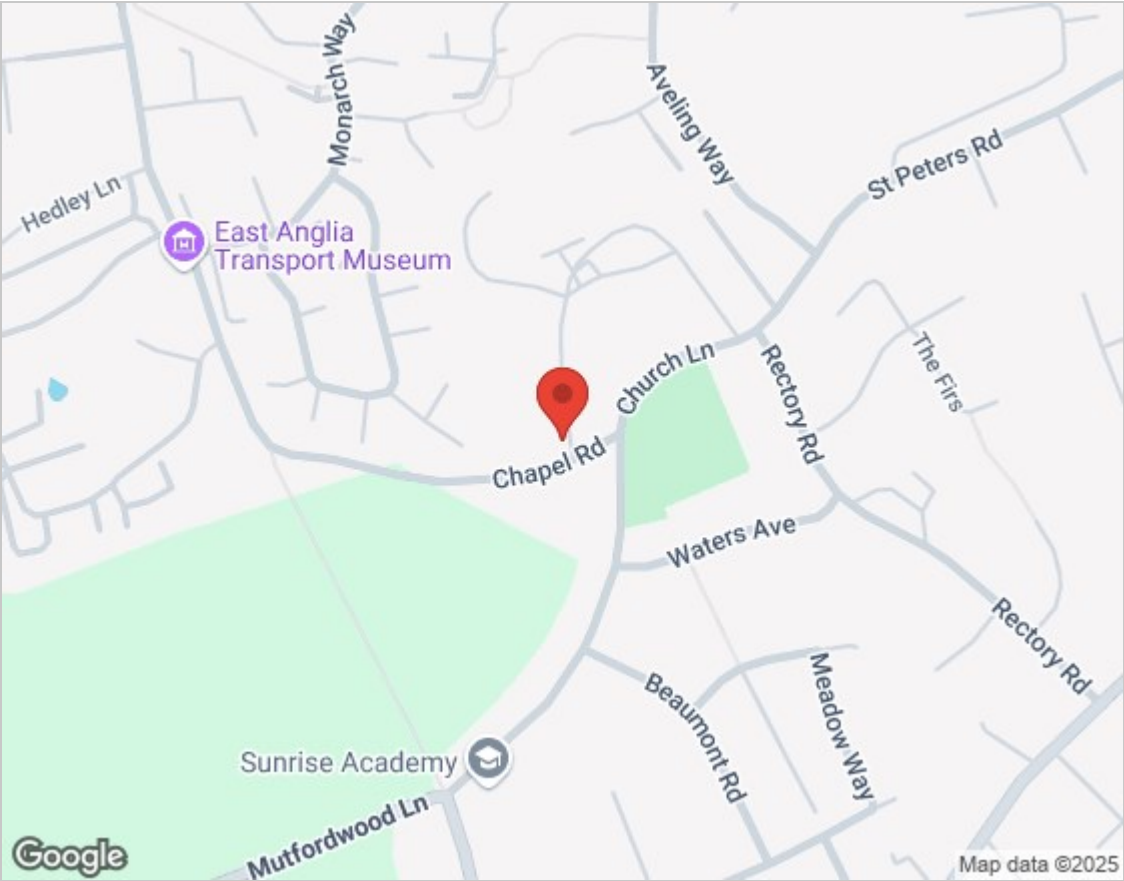
## Floor Plan



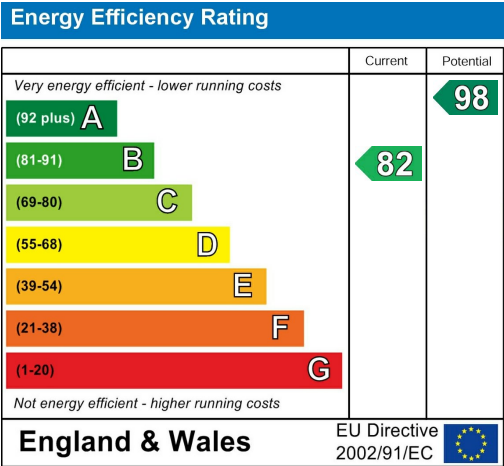
Floorplan

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.

The Property Ombudsman

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