

48 Carlton Hall
Gardens
Carlton Colville
Lowestoft



48 Carlton Hall Gardens

Offers Over £260,000

The immaculate detached bungalow...

A lovely immaculate, nearly new, and very spacious two reception room, two-bedroom bungalow, with air source heat pump underfloor heating. It is located at the end of a tranquil cul-de-sac, with two off-road parking spaces. Entering from the driveway brings you into a wide hallway, with easy wheelchair access, living areas to the left, bedrooms to the right, and the very accessible wet room at the end. The dual aspect lounge is a lovely bright room, with large windows overlooking the front and side gardens, and a door to the side to the patio. A large opening from here leads to the kitchen/diner, well equipped with an ample array of wall and base cabinets, an integrated oven, hob, extractor, fridge/freezer, washing machine and tumble dryer, and with plenty of space for a good-sized dining table. Bedroom one is a fantastic-sized double with ample room for freestanding furniture. Bedroom two is a good-sized single/small double with a cupboard housing the hot water tank and underfloor heating controls. The fully tiled wet room is particularly impressive, with a very wide set of bifold French doors for extremely easy access, non-slip flooring, a thermostatic shower, basin, wc and heated towel rail. All rooms have their own separate programmable thermostat for easy temperature control along with nurse call points directly wired to the main hall, where help is always available within seconds. There's also a generous store at the rear, with double doors and power, perfect for storing and charging a mobility scooter or two!

The over 55s retirement village of Carlton Hall is set in 10 acres of picturesque grounds including mature woodland, fruit trees, ponds, and is extensively planted with flowers and bulbs. In addition, there are approximately half a mile of wheelchair-friendly paths meandering through the grounds. This beautiful setting is peaceful and secure allowing those within this environment to live their lives to the full, with the knowledge that all responsibility of daily living has been taken away. The fabulous Olive Tree Coffee House is also on-site, great for socialising with residents and guests.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band A

A service charge of approx. £100 p/w is payable to Carlton Hall for daily care visits & 24hr on-call care staff, and building/grounds maintenance & repairs. There are various care packages available from the care team at Carlton Hall for enhanced care requirements.

Local Authority
East Suffolk

Council Tax Band A

EPC Rating B

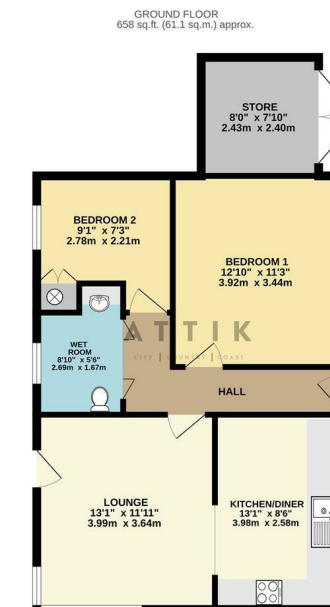


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TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.
Measurements shown have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to the appropriateness of efficiency class for them.
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