



Carlton Colville, Suffolk

Guide Price £210,000

- £210,000 Guide Price
- New Flooring
- Popular Location within NR33
- Two Double Bedrooms
- Driveway with Parking For Two Cars
- EPC - D
- New Boiler
- Rear Enclosed Garden

Elmdale Drive, Carlton Colville

Carlton Colville is a popular and well-established residential area located just outside the coastal town of Lowestoft in Suffolk. Known for its friendly community feel and convenient amenities, the area offers a great mix of local shops, schools, parks, and pubs, making it ideal for families, retirees, and professionals alike. With easy access to the beautiful Suffolk coastline, the Broads National Park, and excellent transport links to Norwich and surrounding towns, Carlton Colville combines the charm of suburban living with the benefits of nearby countryside and coastal attractions.



Council Tax Band: B



DESCRIPTION

This well-presented two-bedroom semi-detached bungalow in the sought-after area of Carlton Colville, NR33, offers comfortable single-level living and is ideal for a range of buyers. The property features two generous double bedrooms, a modern family bathroom with a shower, a well-equipped kitchen, and a bright living room with patio doors leading out to a fully enclosed rear garden—perfect for relaxing or entertaining. To the front, there is a private driveway providing off-road parking for two vehicles. Conveniently located close to local amenities, schools, and transport links, this charming bungalow presents a fantastic opportunity in a desirable residential setting.

KITCHEN

This well-appointed kitchen features a comprehensive range of both wall-mounted and base units, offering generous storage solutions to keep everything neatly organized. Complementing the cabinetry is ample worktop space, ideal for meal preparation, small appliances, or casual dining. A fitted stainless steel sink with a drainer is conveniently positioned beneath a window, allowing for natural light while washing up. The kitchen also provides designated spaces for a washing machine, tumble dryer, and a tall fridge freezer, ensuring practicality and efficiency. Centrally located within the layout is a built-in electric oven with a gas hob situated directly above it, complete with an extractor hood for ventilation. The overall design balances functionality with modern convenience, making it a practical and inviting space for everyday cooking and household tasks.

BEDROOMS

Both double bedrooms are generously sized and feature fitted carpets for added comfort, along with UPVC double glazed

windows that provide excellent natural light and energy efficiency. Each room is equipped with a radiator for warmth and offers ample space to accommodate a wardrobe, chest of drawers, and other bedroom furniture, making them both practical and inviting living spaces.

OUTSIDE

The outside of the property boasts a spacious driveway to the side, offering ample off-road parking for multiple vehicles. The fully enclosed rear garden, bordered by secure fencing, provides a private and versatile outdoor space with gated access to the driveway. Well-suited for seating and entertaining, the garden also offers plenty of room for sheds or additional storage, making it both practical and inviting for a variety of uses.

TENURE

Freehold

OUTGOINGS

Council Tax Band B

SERVICES

Mains gas, electricity and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref: 20831/JD.

FIXTURES AND FITTINGS

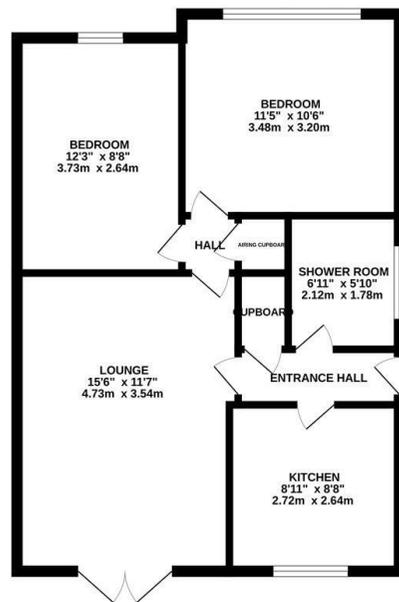
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

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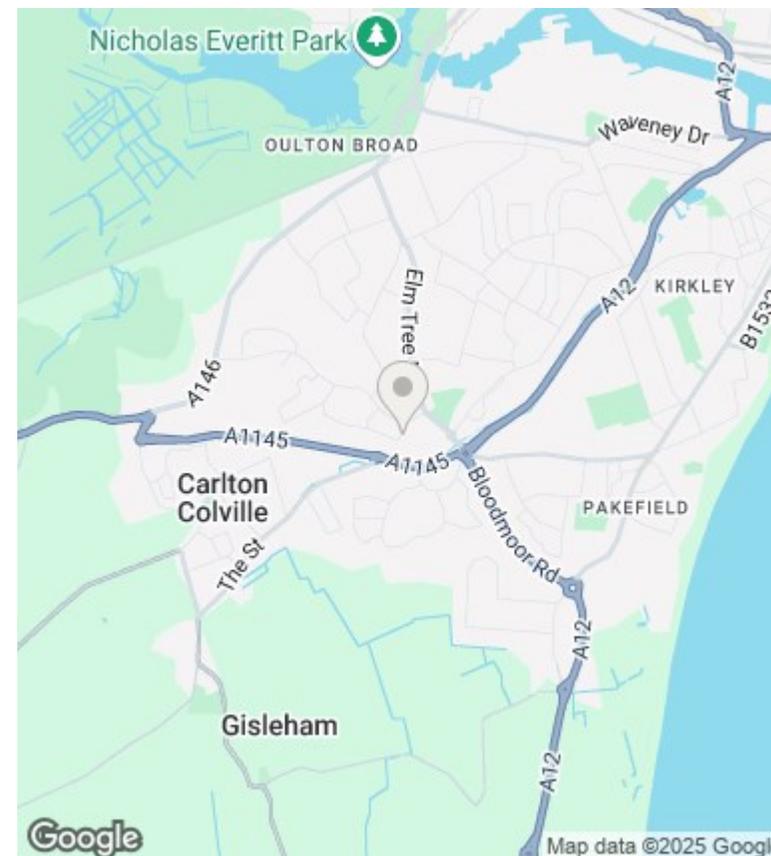




GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq ft (53.1 sq m) approx.
Whilst every attempt has 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. This 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 in respect of their operation or efficiency. Made with Letmap 12/25



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com