



*Portsch Close  
Carlton Colville*



*A well-presented modern end terraced house situated in Carlton Colville and being within easy reach of a regular bus service. This ideal first time buy benefits from uPVC sealed unit double glazing, is heated by a gas fired radiator central heating system and has well-proportioned living accommodation including a lounge/ diner, kitchen, three first floor bedrooms and bathroom. Outside there is off road parking for two cars and a fully enclosed rear garden.*

### **Property Features**

Three Bedroom End Terrace House

Lounge Diner

Kitchen

Family Bathroom

Off Road Parking

Enclosed Rear Garden

uPVC Double Glazing

Gas Central Heating



### **The Property**

Entering the property through the front door you are welcomed by the entrance hall with staircase rising to the first floor and door leading into a spacious sitting/ dining room with uPVC sealed unit double glazed front window, under stair storage cupboard and ample space for furniture. In the dining area there are uPVC sealed unit double glazed French doors that lead out to and with view over rear garden, space for a dining table and a door leads into the kitchen. The kitchen comprises worktop having inset sink and drainer with recess under having space and plumbing for a washing machine, adjoining worktop with fitted four ring electric hob, separate oven and grill and extractor and light over. There are further cupboards and drawers, wall cupboards, space for upright fridge/freezer, uPVC sealed unit double glazed window and a matching door to the garden. From the hall the staircase rises to the first-floor landing with roof access hatch that leads to an insulated roof space and doors lead to the two double bedrooms and one single room, all have uPVC sealed unit double glazed windows. The family bathroom comprises a white suite with panelled bath with shower over, low level W/C, vanity wash basin and uPVC sealed unit double glazed window. Outside to the front there a driveway that provides off road parking for two cars, lawned front garden and a path to the front entrance. To the rear is a fully enclosed garden with a paved patio area with ample space for patio furniture and a BBQ and lawned garden that is enclosed by picket style fencing and an external tap.











**External**

Outside to the front there a driveway that provides off road parking for two cars, lawned front garden and a path to the front entrance. To the rear is a fully enclosed garden with a paved patio area with ample space for patio furniture and a BBQ and lawned garden that is enclosed by picket style fencing and an external tap.

**Location**

The seaside town of Carlton Colville is located around two miles of Pakefield, where you will find a beautiful beach. Carlton Colville is around three miles of the town of Lowestoft. The town itself has much to offer with including a primary school, a parish church and East Anglia Transport Museum. Carlton Colville is south of the River Waveney, where there is an area of marshland and reedbed This area forms part of Carlton and Oulton Marshes Nature Reserve, a site operated by Suffolk Wildlife Trust.



## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** B

**Services:** Gas boiler for hot water and central heating, mains sewer, electricity connected.

**Viewings:** By Appointment Only

**Post Code:** NR33 9TY

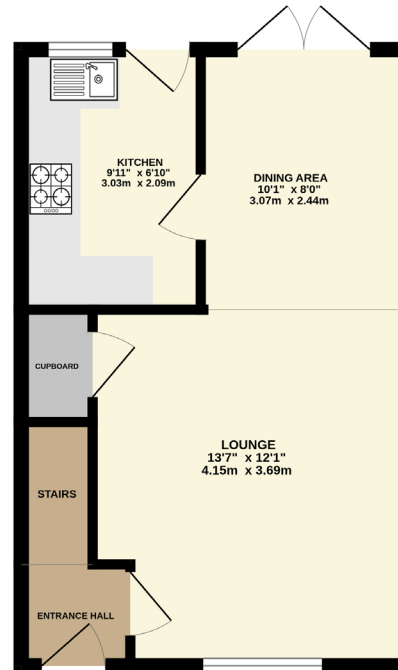
**EPC Rating:** C

**Guide Price :** £230,000

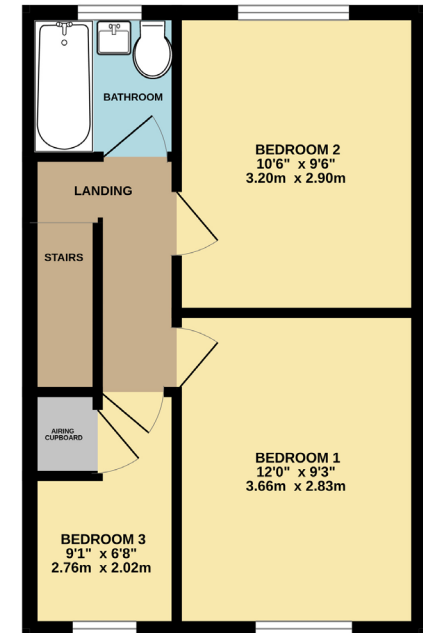
**Tenure:** Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



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TOTAL FLOOR AREA : 700 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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