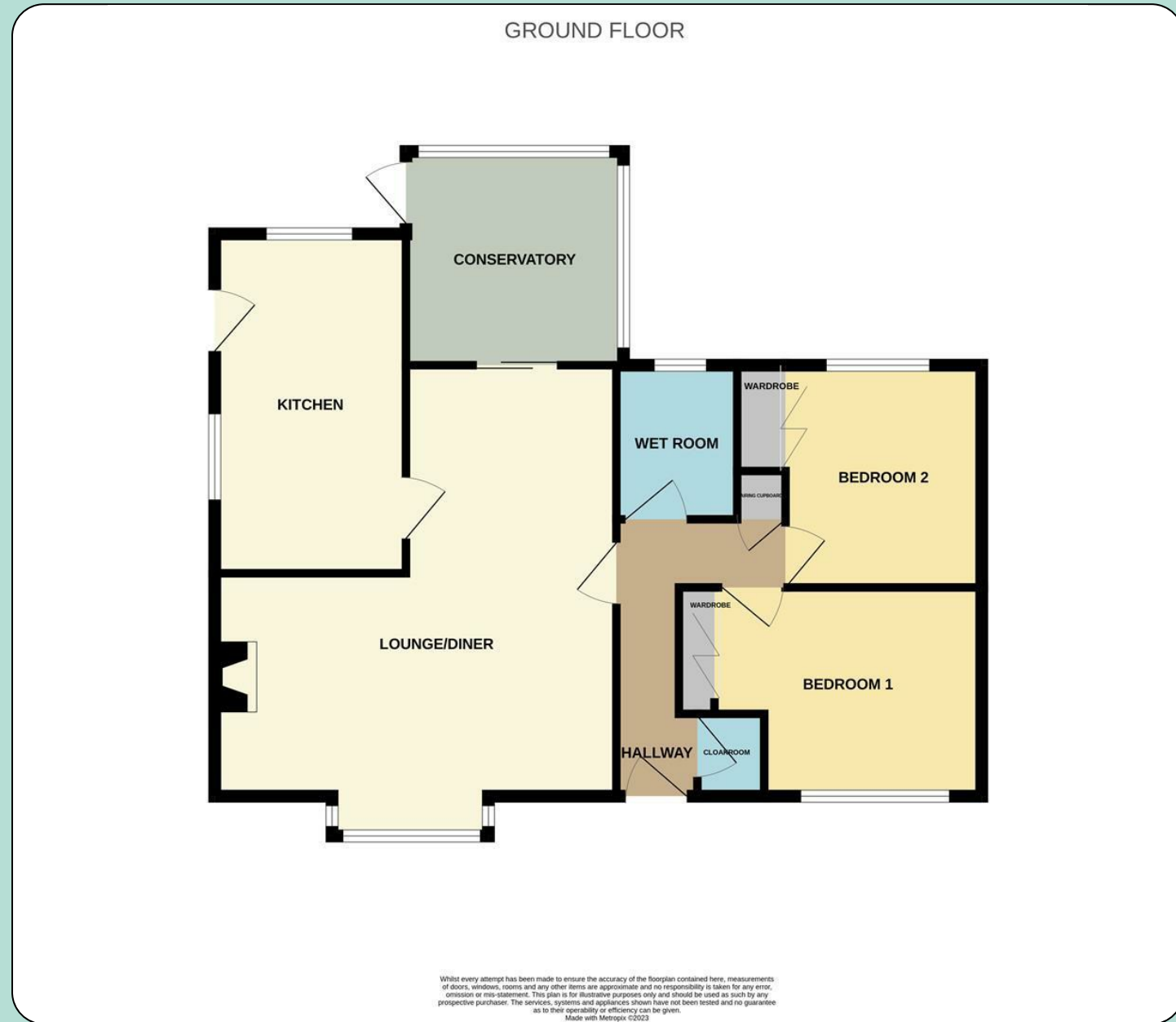


Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£250,000**  
 Asking Price



**Porthole Close**  
 Carlton Colville, NR33 8GS

- 2 bedroom detached bungalow
- Chain free
- West facing rear garden
- Conservatory
- Wet room & cloakroom
- Bay window
- Off road parking
- Hallway entrance
- Garage
- Tucked away corner plot

Paul Hubbard Estate Agents  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements

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### Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

### Entrance Hall

Door opens into the entrance hall, wood effect flooring, radiator, loft access, doors opening into the cloakroom, lounge/diner, wet room, storage cupboard and bedrooms 1 & 2.

### Cloakroom

5'6" x 3'1"

Tile flooring, radiator, extractor fan, toilet and pedestal wash basin with hot & cold taps.

### Bedroom 1

9'4" max x 5'6" max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens into a storage cupboard.

### Bedroom 2

10'3" x 9'0"

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into a storage cupboard.

### Wet room

7'0" x 5'6"

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, suite comprises of toilet, wall mounted wash basin with hot & cold taps, tile splash back, mains fed shower and shaving point.

### Lounge/ diner

22'5" into bay x 18'6" max

Laminate flooring, UPVC double glazed bay window to the front aspect, electric fireplace, sliding doors open into the conservatory and a door opens into the kitchen.

### Conservatory

9'6" x 9'5"

Laminate flooring, UPVC double glazed window to the side & rear aspect, radiator and a UPVC double glazed door opens to the rear garden.

### Kitchen

15'10" x 8'4"

Tile flooring, x2 UPVC double glazed windows to the side and rear aspect, radiator, gas boiler, fuse board, down lights, units above and below laminate work surfaces, x2 inset composite sink & drainer with mixer tap, built in oven & gas hob, integrated extractor hood and spaces for fridge-freezer, washing machine & slimline dishwasher.

### Outside

To the front a sweeping driveway leads up to a brick built garage, the front garden consists of a laid lawn, a pathway leading to the front door and is bordered by shrubs and a trees adding privacy and curb appeal.

The West facing rear garden consists of a paved area perfect for a table and chairs if desired, laid lawn and a timber storage shed.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you

recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

