

£240,000  
Guide Price



## Framfield Road

Lowestoft, NR33 8RQ

- Detached family home
- 3 Separate bedrooms
- Situated in the heart of Carlton Colville
- Off road parking for multiple vehicles
- Close to local amenities
- Garage with light and power
- Ground floor WC
- Open plan kitchen/diner
- Front and rear gardens
- Sizeable conservatory







### Location

This 3 bedroom detached family 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

UPVC double glazed door to front aspect, window to the side aspect, laminate flooring throughout, radiator, stairs to the first floor landing, dado rail and doors opening to the WC and sitting room.



### WC

6'6" x 2'11"

UPVC double window to the front aspect, laminate flooring throughout, heated towel rail, toilet and a wall mounted hand wash basin.

### Sitting Room

14'9" x 13'1"

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and door opening to the kitchen/diner.



### Kitchen/Diner

16'4" x 9'6"

Timber window to the rear aspect and door to the side aspect, laminate flooring throughout, radiator, dado rail, part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated oven, space for appliances including a washing machine and fridge freezer. Doors to an under stairs storage cupboard and conservatory.

### Conservatory

16'4" x 11'1"

UPVC double glazed windows surround with French doors opening to the garden, carpet flooring throughout and a radiator.



### First Floor Landing

UPVC double glazed window to the side aspect, dado rail, carpet flooring throughout, doors opening to the family bathroom and bedrooms 1-3.





### Bathroom

6'2" x 5'10"

UPVC double glazed window to the rear aspect, tile flooring throughout, tile walls, heated towel rail, toilet, pedestal hand wash basin and bath with mains fed shower above.

### Bedroom 1

14'9" x 10'2" max

UPVC double glazed window to the front aspect, laminate flooring throughout, dado rail and a radiator.

### Bedroom 2

10'2" x 9'10"

UPVC double glazed window to the rear aspect, carpet flooring throughout, loft hatch and a radiator.

### Bedroom 3

10'5" max x 7'2"

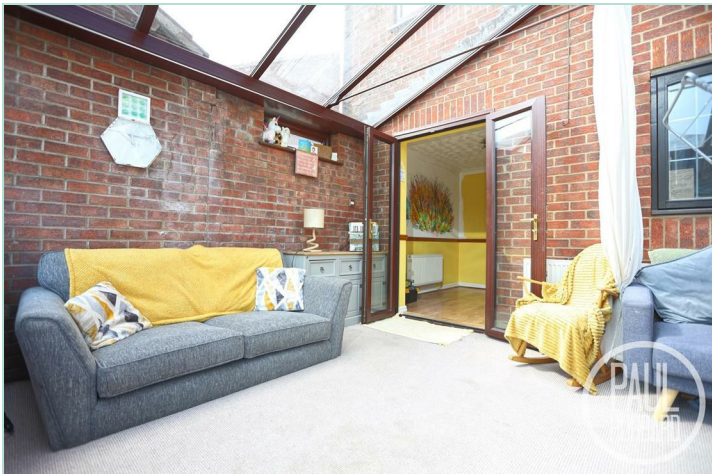
UPVC double glazed window to the front aspect, carpet flooring throughout, door to a built in storage cupboard and a radiator.



### Garage

17'4" x 8'6" max

A brick built garage with up and over door to the front aspect, loft space, light and power inside.



### Outside

To the front of the property a concrete driveway with off road parking for multiple vehicles which leads up to the garage, timber gate opening to the garden, laid lawn front garden and the main entrance door.

To the rear of the property a decked seating area leads down to a fully enclosed laid lawn garden with a selection of plant and shrub borders.

### 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.







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Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: C71  
 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>85</b>
(69-80) <b>C</b>	<b>71</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	

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.1 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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