

£310,000
Guide Price



Abbeydale

Carlton Colville, NR33 8WJ

- CHAIN FREE
- Sought after Carlton Colville location
- Detached family home set over 3 floors
- Ground floor cloakroom
- 3 en-suites
- Off road parking
- Garage
- South/west facing rear garden
- Spacious kitchen/breakfast room
- 6 separate bedrooms





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

UPVC door opens into the entrance hall, wood effect laminate flooring, radiator, stairs to the first floor landing and doors opening to the cloakroom, kitchen/breakfast room, sitting room & dining room.



Cloakroom

6'9" x 3'4"

Laminate flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet and a pedestal wash basin with hot & cold taps.

Kitchen

18'2" x 9'3"

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, tiled splash backs, units above & below laminate work surfaces, inset 1.5 sink & drainer, double oven with gas hob and stainless steel extractor fan, a built in dishwasher & washing machine, space for a fridge/freezer & tumble dryer and a door opening to the rear garden.



Sitting Room

16'4" x 12'0"

Laminate flooring, radiator, a feature gas fireplace, doors open to a storage cupboard and double glazed French doors open to the rear garden.

Dining Room

9'3" x 9'1"

Fitted carpet, radiator and a UPVC double glazed window to the front aspect.



Bedroom 3

10'0" x 9'4"

Fitted carpet, radiator, a built in wardrobe, UPVC double glazed window to the front aspect and access into ensuite shower room.



Ensuite Shower Room

5'6" x 4'9"

Vinyl flooring, tiled walls, radiator, extractor fan, suite comprises of a toilet, pedestal wash basin, a wall mounted vanity unit and a mains fed shower with a hand held attachment set into an enclosed shower cubicle.

Bedroom 4

10'0" x 9'8"

Fitted carpet, radiator, a built in wardrobe, UPVC double glazed window to the rear aspect and a door opens into the ensuite shower room.



Ensuite

5'9" x 5'4"

Vinyl flooring, UPVC double glazed obscure window to the side aspect, tiled walls, radiator, extractor fan, suite comprises of a toilet, pedestal wash basin, a wall mounted vanity unit and a mains fed shower with a hand held attachment set into an enclosed shower cubicle.

Bedroom 5

9'8" x 6'6"

Fitted carpet, radiator and a UPVC double glazed window to the front aspect.



Bedroom 6

9'3" max x 8'11" max

Fitted carpet, radiator and a UPVC double glazed window to the rear aspect.

Bathroom

6'6" x 5'10"

Vinyl flooring, radiator, UPVC double glazed obscure window to the rear aspect, tiled walls, extractor fan, suite comprises of a toilet, pedestal wash basin, wall mounted vanity unit and a panelled bath with a mixer tap & shower attachment.

Stairs leading to the second floor landing

Fitted carpet, Velux window and doors opening to bedrooms 1-2.

Bedroom 1

14'4" x 12'8"

Fitted carpet, x2 radiators, a built in wardrobe, x2 UPVC double glazed windows to the front & side aspect and a door opens into the ensuite shower room.







Ensuite

6'7" x 6'6"

Vinyl flooring, Velux window, tiled walls, radiator, extractor fan, suite comprises of a toilet, pedestal wash basin and a mains fed shower with a hand held attachment set into an enclosed shower cubicle.

Bedroom 2

18'0" x 9'4"

Fitted carpet, x2 radiators, UPVC double glazed window to the front aspect and a Velux window.

Outside

At the property's forefront, you'll encounter a paved driveway leading to a detached brick built garage providing off-road parking options. Adjacent to the driveway, a pathway leads to the main entrance, while and is bordered by decorative plants. A side gate offers access to the rear garden.

At the rear of the property, you'll discover a well maintained laid lawn area, thoughtfully bordered by a variety of shrubs enhancing the garden's appeal. A pathway traces the garden's perimeter, granting access to both the side gate and a door leading into the garage. A patio area adorned with a pergola provides space for a table & chairs if desired. All of this is enclosed for your privacy by a brick wall surround.

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.



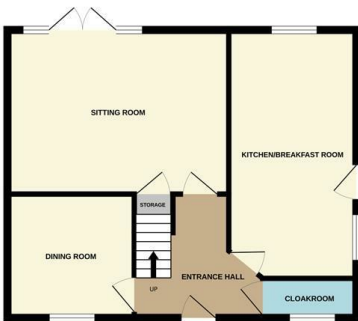




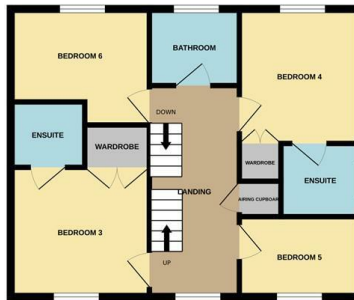
Tenure: Freehold
 Council Tax Band: E
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

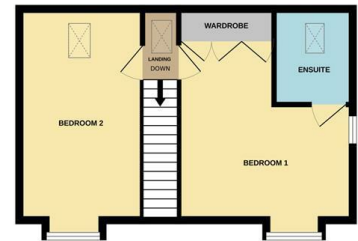
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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