

£290,000  
Asking Price



## Sunbeam Close

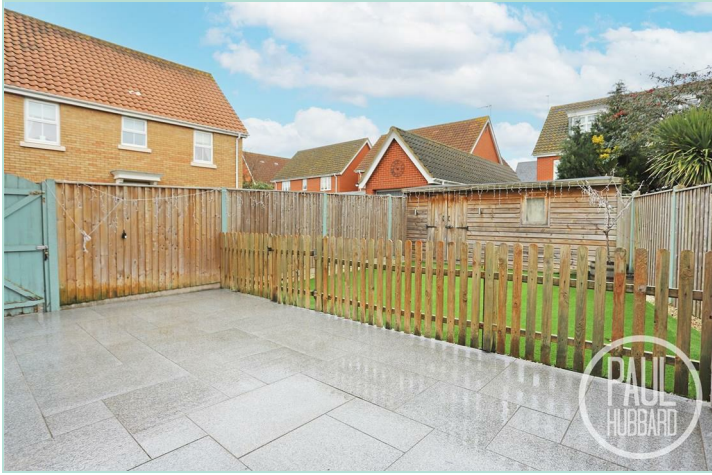
Carlton Colville, NR33 8GA

- Gorgeous detached family home
- A chain free opportunity
- Off road parking for multiple vehicles
- Three double bedrooms

- Master bedroom with en-suite shower room
- Extremely well presented throughout
- Garage conversion, spacious dining room
- Garden studio
- Fully landscaped rear garden
- Sought after Carlton Colville location







### 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

Karndean flooring, stairs leading to first floor landing, radiator, an opening leads through to the kitchen and doors open to the sitting room, cloakroom and an under stair storage cupboard.

### Kitchen

3.5 x 1.9

UPVC double glazed window to the front aspect, Karndean flooring, radiator, spotlights, units above and below, laminate work surfaces, integrated fridge-freezer, built in oven, gas hob and stainless steel extractor hood, inset composite sink and draining board with mixer tap above, space for a washing machine and a cupboard housing the boiler.

### Cloakroom

1.5 x 0.8

UPVC double glazed obscure window to the side aspect, Karndean flooring, radiator, toilet and a slimline wash basin with a mixer tap.

### Sitting room

4 x 4

UPVC double glazed French doors leading to the rear garden, radiator, Karndean flooring and an opening leading through to the dining room.



### Dining room

4.4 x 3.0

UPVC double glazed French doors open to the rear garden, Karndean flooring throughout, radiator and a door opening to the utility room.

### Utility room

3 x 1.56

Space for a fridge/freezer & tumble dryer along with ample room for storage.

### Stairs leading to the first floor landing

Fitted carpet, loft access, airing cupboard and doors leading to the family bathroom and bedrooms 1-3.

### Bathroom

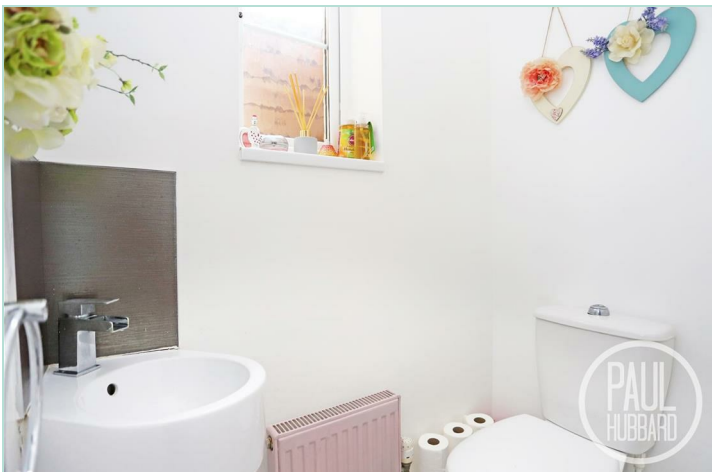
2.1 x 1.9

UPVC double glazed obscure window to the side aspect, vinyl flooring, radiator, tile splash backs, extractor fan, suite comprises of a toilet, a wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap and a hand held shower attachment.

### Bedroom 1

4.3 x 3.1

UPVC double glazed window to the front aspect, fitted carpet, radiator, built in wardrobe and door opening to the en suite shower room.





### En-suite shower room

3.2 x 1.5

UPVC double glazed obscure window to the rear aspect, laminate flooring, extractor fan, radiator, spotlights, suite comprises of a toilet, pedestal wash basin with a mixer tap, and a mains fed shower with both rainfall & hand held heads set into a cubicle enclosure.

### Bedroom 2

3.2 x 3.1

UPVC double glazed window to the rear aspect, fitted carpet, radiator and a built in wardrobe.

### Bedroom 3

4.0 x 2.6

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



### Outside

To the front of the property the garden has been fully brick weaved to add additional parking alongside the driveway. Gated access is provided for the rear garden and an outdoor tap adds convenience.

The rear garden showcases a beautifully landscaped space featuring a granite patio area, an artificial laid lawn, a charming picket fence and shingle borders. The garden is complemented by a panel fence surround with gated access to the side. A garden studio is situated at the rear and provides a versatile space, ideal for a home office or workshop.

### Garden studio

4.9 x 2.8

This space is fully equipped for productivity, featuring ample lighting, electrical outlets and full insulation. The interior boasts spotlight fixtures, vinyl flooring, a window to the front aspect and double doors.



### Financial services

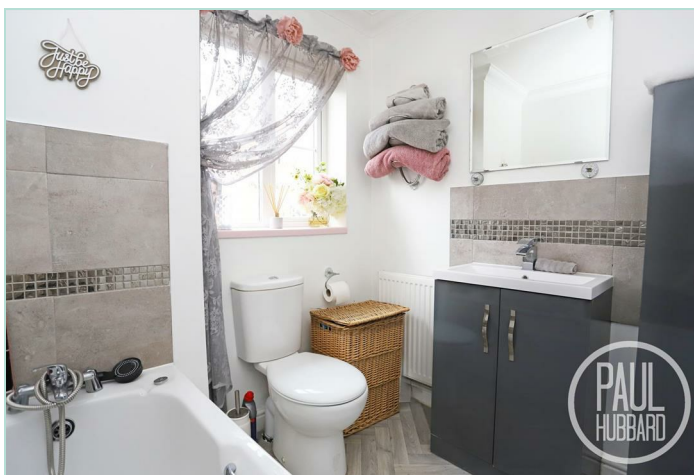
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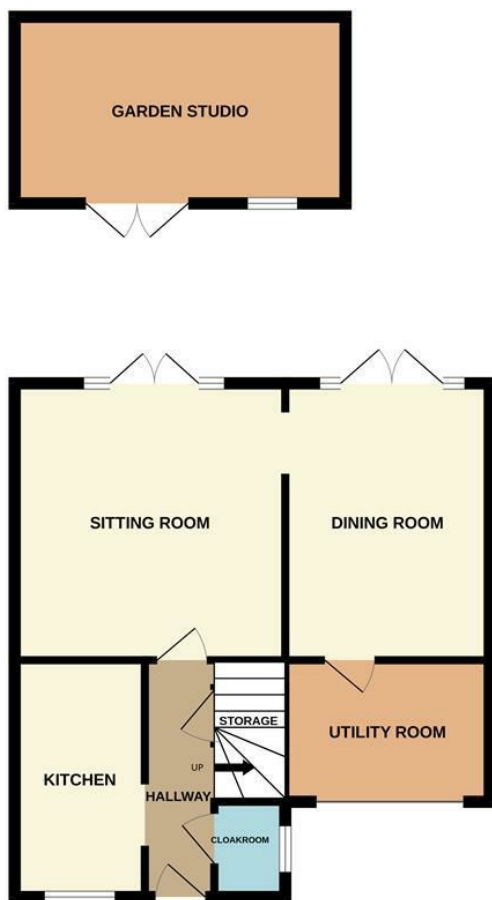




Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating:  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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



1ST 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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