

£270,000  
Offers In Excess Of



## Woodchurch Avenue

Carlton Colville, NR33 8RD

- Chain free
- Detached family home
- 3 Separate bedrooms
- Driveway with off road parking and garage
- Cul de sac in the popular Carlton Colville
- Close to local amenities
- Ground floor WC
- West facing garden
- Separate entrance hall
- Well presented throughout





### Location

This 3 bedroom detached home is located in a cul de sac within 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 to the front aspect, carpet flooring throughout, UPVC double glazed window to the side aspect, stairs to the first floor landing and doors opening to the sitting room and WC.



### WC

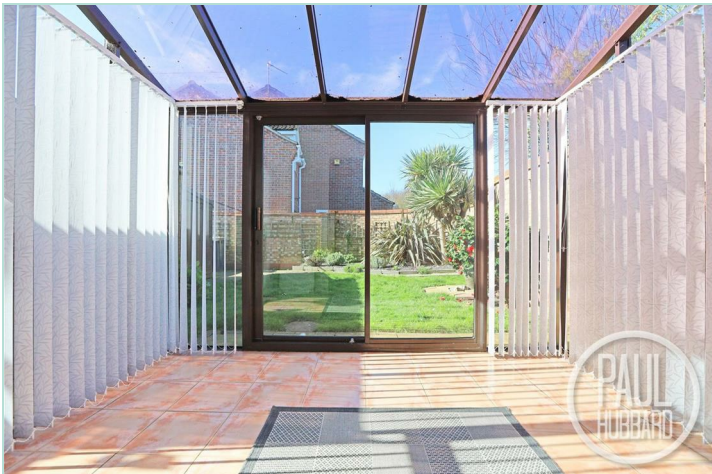
2.02m x 0.93m

UPVC Double glazed window to the front aspect, laminate flooring throughout, radiator, toilet and a slimline vanity unit with inset hand wash basin.

### Sitting Room

4.52m x 3.96m max

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



### Kitchen/Diner

2.89m x 4.99m

UPVC Double glazed window to the rear aspect with timber internal doors open to the conservatory, door to the side aspect opening onto the driveway, laminate flooring throughout, part tile walls, door to an under stairs storage cupboard, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, space for appliances including a washing machine, fridge and oven.

### Conservatory

3.00m x 2.43m

Tile flooring throughout, windows surround and sliding doors to the rear aspect opening into the garden.



### First Floor Landing

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



### Bathroom

1.97m x 1.80m

UPVC Double glazed window to the rear aspect, laminate flooring throughout, tile walls, toilet, pedestal hand wash basin, bath with electric shower above and a heated towel rail.

### Bedroom 1

4.40m x 2.77m max

UPVC Double glazed window to the front aspect, carpet flooring throughout, a radiator and doors opening to built in wardrobes and drawers.

### Bedroom 2

2.99m x 3.07m

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

### Bedroom 3

3.18m max x 2.16m

UPVC Double glazed window to the front aspect, carpet flooring throughout, a radiator, door opening to the airing cupboard and a mains fed shower enclosed within a tile and glass cubicle.



### Outside

#### Garage

A brick built garage with roller door to the front aspect,



To the front of the property a patio and shingle garden bordered with decorative shrubs and a driveway with off road parking for multiple vehicles which leads up to the garage and a timber gate opening to the rear garden.

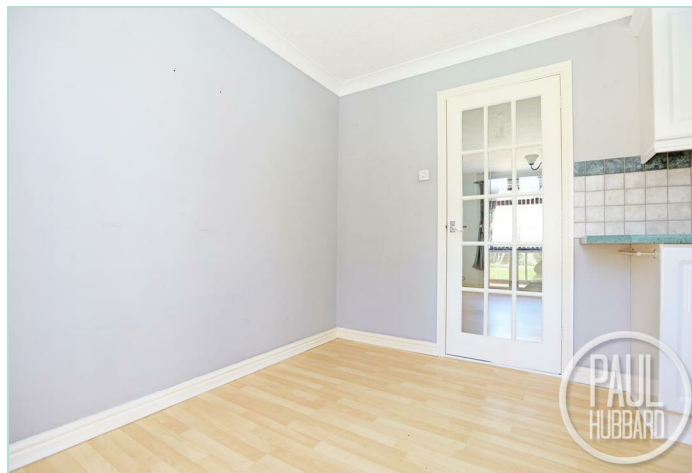
To the rear of the property a fully enclosed, west facing laid lawn garden with decorative flower bed and a patio pathway housing a timber garden shed.

### 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.







Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: TBC  
 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  
 640 sq.ft. (59.5 sq.m.) approx.

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



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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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