

£400,000



## Thixendale

Carlton Colville, NR33 8WN

- Executive detached family home
- Sought after cul-de-sac in Carlton Colville
- 5/6 separate bedrooms
- 3 reception rooms
- Spacious kitchen/ breakfast room
- First & second bedroom with en-suite shower rooms
- Stunning field views
- Gated off road parking & brick built detached double garage
- Gas central heating & recently serviced boiler
- UPVC double glazing throughout

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**PAUL  
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### Summary

This substantial detached family home is nestled in a sought-after cul-de-sac in Carlton Colville. Boasting 5/6 bedrooms and 3 reception rooms, it offers ample space for comfortable living. The spacious kitchen/breakfast room is ideal for family gatherings, while the first and second bedrooms benefit from en-suite shower rooms. Enjoy stunning field views from the property, along with gated off-road parking, a brick-built detached double garage and gas central heating. This fantastic five-bedroom detached house is presented in excellent condition and available to view now.

### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

### Entrance hall

A welcoming hallway providing access to all of the ground the floor rooms; Composite door to the front aspect, Oak flooring, recessed door mat, radiator, double doors opening to the sitting room, stairs leading to the first floor landing and doors open to the kitchen/ breakfast room, dining room, study/ bedrooms 6 & cloakroom.

### Sitting room

5.22 x 4.57

This spacious sitting room comprises; Oak flooring, x3 UPVC double glazed windows to the front & side aspect, x3 radiators, Kensal Flame fire and surround.

### Kitchen/ breakfast room

5.53 max x 3.45 max

A generously sized kitchen, equipped with; Ceramic tile flooring, light fittings, UPVC double glazed window to the rear aspect, radiator, under stair storage cupboard, gas gravity fed boiler (recently serviced 2023), fuse board, units above & below, cabinet lighting, laminate work surfaces, tile splash backs, inset stainless steel 1.5 sink & drainer, mixer tap, double Cannon oven, Creda hood, integrated fridge freezer and spaces for a dishwasher, washing machine, tumble dryer & a table & chairs if desired. A door provides access to the rear garden.

### Dining room

3.39 x 2.97

Seamlessly blending the indoor & outdoor spaces, this room overlooks the rear garden and features; Oak flooring, UPVC double glazed windows & French doors to the rear aspect and a radiator.

### Study/ bedroom 6

2.44 x 2.20

A versatile room perfect for an additional reception room, utility or bedroom; Oak flooring, UPVC double glazed window to the front aspect and a radiator.

### Cloakroom

1.85 x 1.13

Tile flooring, UPVC double glazed obscure window to the side aspect, part tiled walls, radiator, toilet and a pedestal wash basin with hot & cold taps.

### Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, loft access, cupboard and doors opening to bedrooms 1-5 and the family bathroom.

### Bedroom 1

3.65 max x 3.16 max

Benefiting from stunning field views along with; Oak flooring, x2 UPVC double glazed windows to the front aspect, light fittings, x2 radiators, built in wardrobes and a door opening to the en-suite shower room.

### Bedroom 1 en-suite

2.37 x 1.33

Ceramic tile flooring, UPVC double glazed obscure window to the front aspect, tiled walls, extractor fan, radiator, suite comprises a toilet, a pedestal wash basin with hot & cold taps and a mains fed shower set into a cubicle enclosure.





### Bedroom 2

2.98 max x 2.83

A good sized second bedroom overlooking the rear garden; Fitted carpet, UPVC double glazed window to the rear aspect, radiator, light fittings, built in wardrobe and a door opens to the en-suite shower room.

### Bedroom 2 en-suite

1.88 max x 1.53 max

Ceramic tile flooring, UPVC double glazed obscure window to the side aspect, tiled walls, extractor fan, radiator, suite comprises a toilet, a pedestal wash basin with hot & cold taps and a mains fed shower set into a cubicle enclosure.

### Bedroom 3

3.67 max x 2.42 max

Fitted carpet, UPVC double glazed window to the front aspect, light fittings, radiator and a built in wardrobe.

### Bedroom 4

3.67 max x 2.12 max

Laminate flooring, UPVC double glazed window to the rear aspect, light fittings and a radiator.

### Bedroom 5

2.80 x 1.72

Laminate flooring, UPVC double glazed window to the side aspect, light fittings and a radiator.

### Family bathroom

1.95 x 1.85

Ceramic tile flooring, UPVC double glazed obscure window to the side aspect, tiled walls, extractor fan, radiator, suite comprises a toilet, a pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap & a hand held shower attachment.

### Outside

At the front, a sweeping driveway provides space for off road parking & double gates open to a further 2 spaces, along with a detached double garage. The landscaped frontage features shingle and plants, outside lighting and a pathway leading to the main entrance door.

The rear garden boasts a patio area and shingle, with a central laid lawn bordered by flower beds, flagged paving and raised planters. A pond adds a tranquil touch, while a panel fence surround provides privacy. The garden also features access to the double garage, a timber frame gazebo, outside lighting, outdoor power socket, a water tap and gated access to the driveway at the side. The plant pots will be removed, leaving a blank canvas for personal touches.

A gated side parking area provides convenient access and accommodates two parking spaces inside the driveway gates, offering added security. Adjacent flowerbeds enhance the aesthetic appeal and a (recently fitted) door to the garage completes the functional layout of this well-designed outdoor space.

### 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.

### Agent note


This property benefits from CCTV cameras (approved intruder alarm ) & a full fibre connection. Smoke alarms are fitted throughout this home (3 alarms, in the downstairs hallway and at the upstairs landing) offering peace of mind for you and your family.





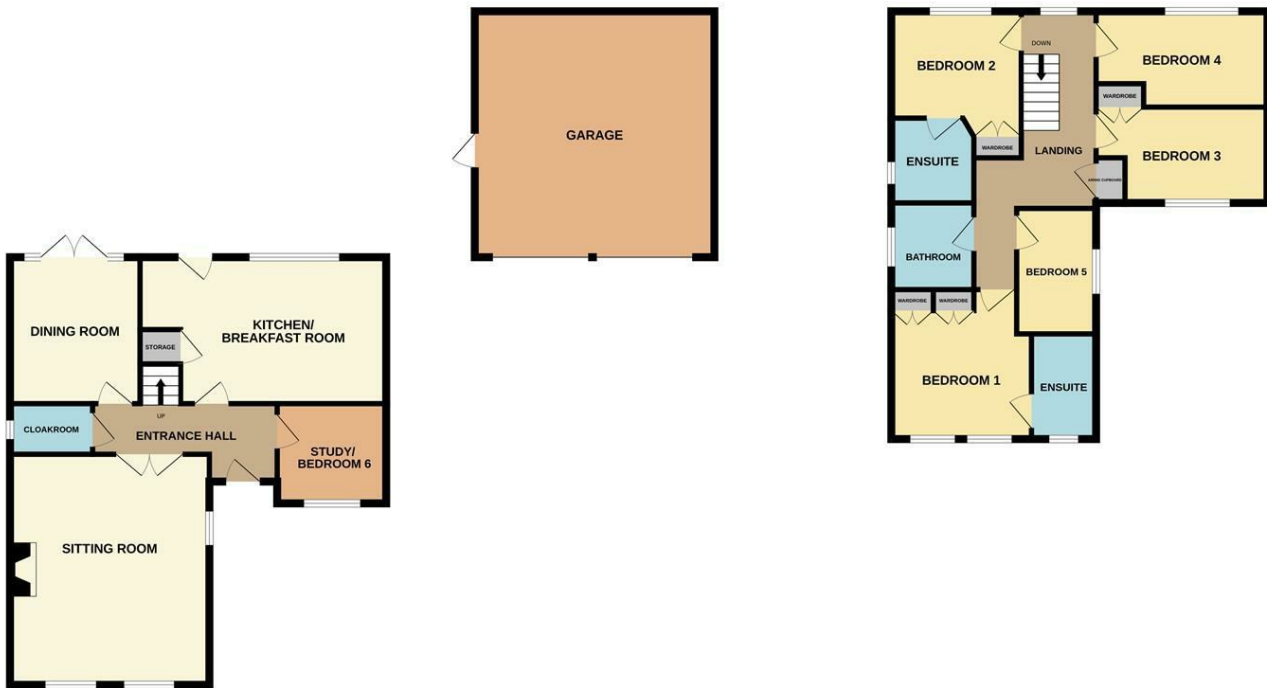


Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</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

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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