

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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	

**£230,000**  
 Asking Price



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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## Celandine Close

Suffolk, NR33 8EU

- Ideal semi detached family home
- Three separate bedrooms
- Off road parking
- Spacious lounge/diner
- Enclosed rear garden
- Garage
- Porch entrance
- Sought after cul-de-sac
- Gas central heating
- Ground floor cloakroom

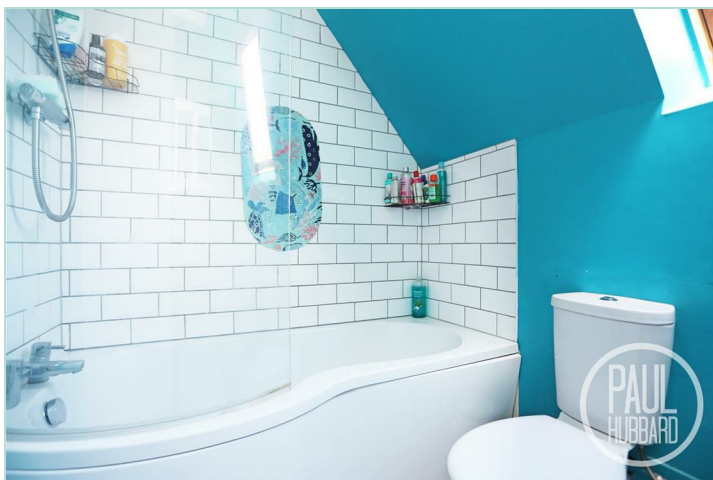
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Summary

This ideal semi-detached family home offers three separate bedrooms, off-road parking and a garage. It features a porch entrance, a ground floor cloakroom and a spacious lounge/diner. Situated in a sought-after location, the property boasts an enclosed rear garden and gas central heating.

### 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.

### Porch entrance

UPVC entrance door to the front aspect, tile flooring, UPVC double glazed window to the side aspect, radiator and doors opening to the cloakroom & lounge/diner.

### Cloakroom

1.76 x 0.77  
Tile flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, a wash basin set into a vanity unit and tile splash backs.

### Lounge/ diner

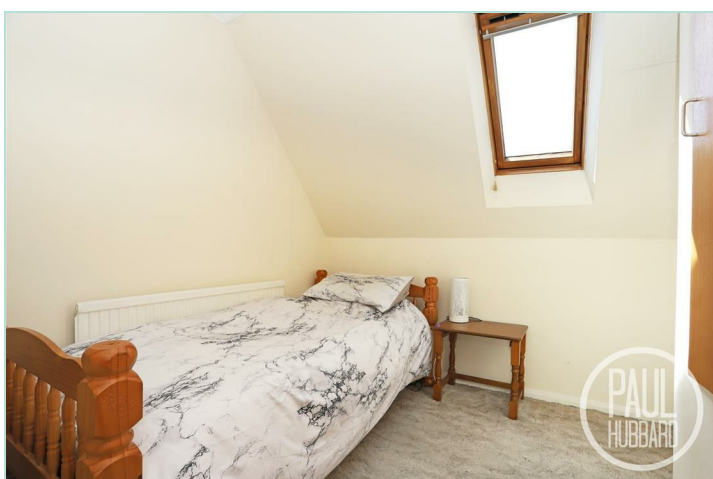
6.46 max x 6.05 max  
Fitted carpet, UPVC double glazed window to the front aspect, x3 radiators, UPVC sliding doors to the rear aspect and stairs leading up to the first floor landing.

### Kitchen

3.02 x 3.13  
Laminate flooring, UPVC double glazed window to the rear aspect, radiator, under stair storage cupboard, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, spaces for a fridge-freezer, oven, slimline dishwasher & a washing machine and a door opens to the rear garden.

### Stairs leading to the first floor landing

Timber staircase leading to fitted carpet, loft access and doors opening to bedrooms 1-3 and the family bathroom.



### Bedroom 1

3.78 x 3.02  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

3.78 max x 3.38 max  
Fitted carpet, x2 timber frame Velux windows and a radiator.

### Bedroom 3

3.17 max x 2.42  
Fitted carpet, timber frame Velux window, radiator and a built in airing cupboard.

### Bathroom

2.16 x 1.75  
Vinyl flooring, timber frame Velux obscure window, radiator, tile splash backs, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap, a mains fed shower above and a glass shower screen.

### Outside

The front garden includes a laid lawn and a concrete driveway leading to a brick-built garage with an up-and-over door. Gated access to the rear provides additional convenience and security.

The rear garden features a well-maintained laid lawn and a raised decking area, fully enclosed by a panel fence for added privacy and security.

### 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.

