

£255,000  
Offers In Excess Of



## Ashburnham Way

Carlton Colville, NR33 8SJ

- Sizeable detached bungalow
- South-East facing garden
- Chain free
- Close to local shops, doctors surgery and amenities
- Garage with off road parking
- Two separate bedrooms
- Open plan dining room and conservatory
- UPVC double glazing throughout
- Gas central heating
- Close to public transport links and bus stops

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**PAUL  
HUBBARD**



### 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.

Close to a doctors surgery, chemist, supermarket, post office, newsagents, bakery, charity shop and a community centre.



### Entrance hall

UPVC double glazed entrance door and window to the front aspect, carpet flooring throughout, radiator, doors opening to the sitting room, kitchen, dining room, shower room, airing cupboard and bedrooms 1-2.

### Sitting room

4.13m x 3.85m

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and a feature fireplace.



### Kitchen

4.12m max x 3.29m

UPVC double glazed windows to the side aspect, tiled flooring throughout, laminate work surfaces and splash backs, units above and below, stainless steel sink with drainer, extractor fan, spaces for fridge, freezer, integrated oven with electric hob, washing machine, tumble dryer and a dish washer, a storage cupboard (housing the water tank), recently installed boiler, radiator and a timber stable rear door opens to the garden.



### Shower room

1.92m x 1.70m

UPVC double glazed obscure window to the rear aspect, tiled flooring throughout, tile walls, heated towel rail, toilet, hand wash basin with hot and cold taps, shower within an enclosed glass cubicle.



### Dining room/ Bedroom 3

3.86m max x 2.67m

Tiled flooring throughout, radiator and an opening to the conservatory offering an open plan living space, this room has the potential to be used as a third bedroom subject to some minor modifications.

### Conservatory

3.56m x 2.67m

UPVC double glazed French doors opening into the garden, windows surround and tiled flooring throughout.



### Bedroom 1

3.86m x 2.51

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator, built-in wardrobes and space for a double bed.

### Bedroom 2

3.55m max x 1.85m

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and built-in wardrobes.



### Outside

To the front of the property a concrete pathway leads to the entrance door, surrounded by a laid lawn with plants, shrubs and gated access to the rear.

To the rear of the property a South-East facing garden with a concrete patio area, is surrounded by a laid lawn, with plants and shrubs, a stone area and a water tap. The space is enclosed by a wall and fence surround with a garage and off-road parking located to the rear.



### Financial services

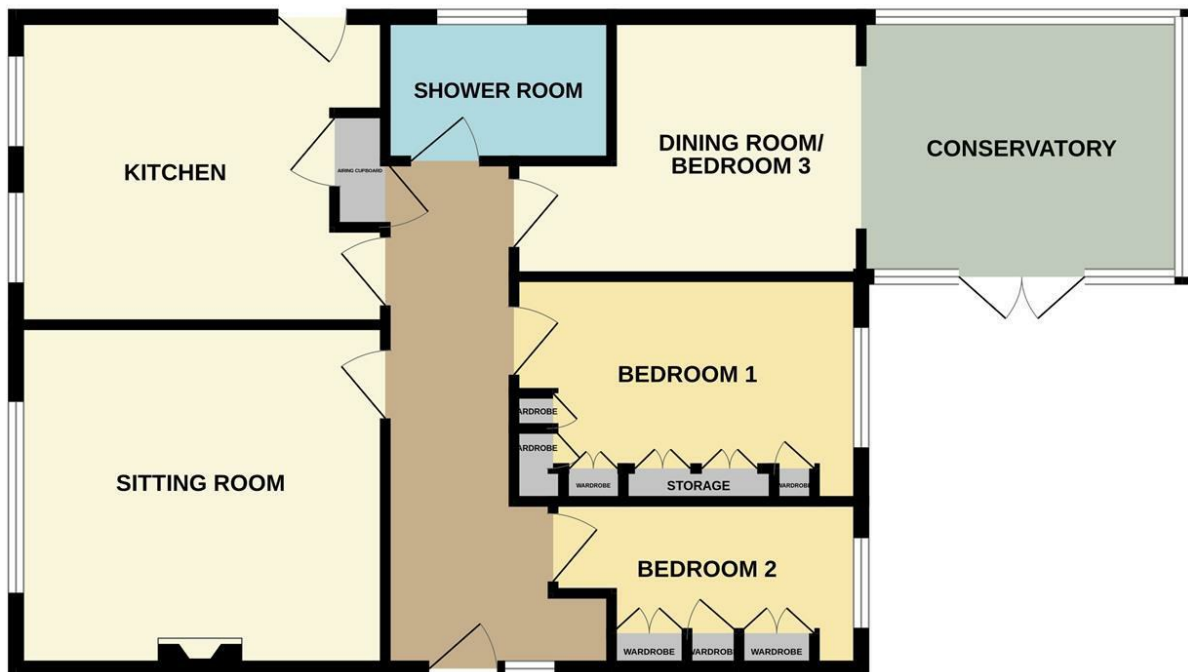
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Tenure: Freehold  
Council Tax Band: C  
EPC Rating: TBC  
Local Authority: East Suffolk Council

ASHBURNHAM WAY  
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 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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