

£260,000
Guide Price



Bloomfield Way

Carlton Colville, NR33 8TH

- Guide: £260,000 - £270,000
- 3 Separate bedrooms
- Popular Carlton Colville location
- Nestled in a cul de sac
- South facing rear garden
- Converted garage to a home study
- Open plan kitchen/diner
- Sizeable entrance hall and landing
- Off road parking
- Close to local amenities

**PAUL
HUBBARD**



Location

This 3 bedroom detached home is situated in a cul de sac 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

Composite entrance door to the front aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen/diner, WC and under-stairs storage cupboard.

Sitting Room

4.57m x 3.09m

UPVC double glazed window to the front aspect and French doors to the rear aspect opening into the garden, carpet flooring throughout and a radiator.



Kitchen/Diner

2.70m x 5.10m max

UPVC double glazed window and door to the rear aspect opening into the garden, laminate flooring throughout, a radiator, wall mounted boiler, units above and below, laminate work surfaces, ceramic sink with drainer, extractor fan, 4 ring gas hob, integrated oven and microwave, space for appliances including a fridge/freezer and dishwasher.



WC

1.82m x 0.99m

UPVC double glazed window to the front aspect, LVT flooring throughout, a heated towel rail, toilet and pedestal hand wash basin.



Landing

x2 UPVC double glazed windows to the front aspect, carpet flooring throughout, loft hatch and doors opening to the bathroom, bedrooms 1-3 and airing cupboard.



Bedroom 1

2.72m x 5.13m max

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 2

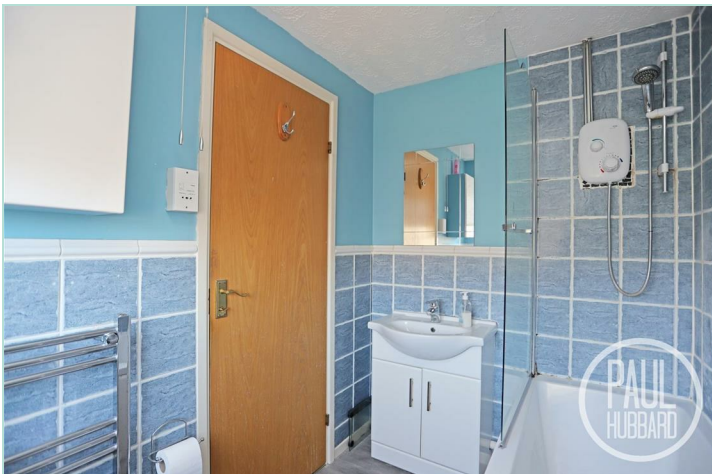
2.71m x 3.16m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 3

1.78m x 3.51m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.



Bathroom

2.26m x 1.65m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a heated towel rail, part tile walls, vanity unit with inset hand wash basin, toilet with hidden cistern and bath with electric shower above.

Garage/Study

A converted garage with UPVC double glazed window and door to the rear aspect opening into the garden, tile carpet flooring leading up to fitted carpet, loft hatch with ladder, light and power throughout. The room has been fully bordered and there is a stud wall blocking up the original up and over door to the front aspect.



Outside

To the front of the property a shingle driveway with off road parking for multiple vehicles and a laid lawn garden.

To the rear of the property a fully enclosed south facing laid lawn garden with patio seating area, decorative shingle and bark areas, a raised feature pond and x2 timber garden sheds, one of which benefits from plumbing for a washing machine.




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.

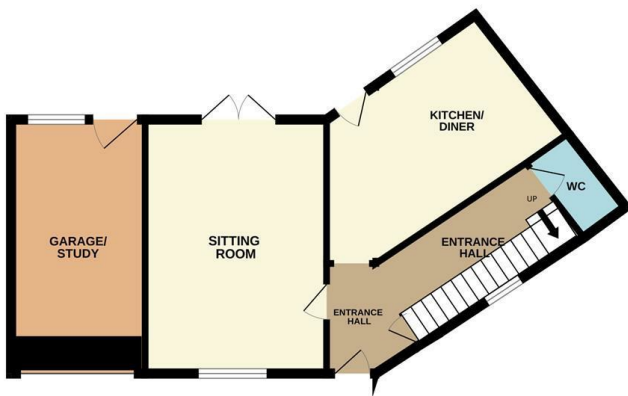




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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