

£315,000
Guide Price



Mast Close

Carlton Colville, NR33 8GU

- Detached family home
- 4 separate bedrooms
- Chain free
- Driveway with off road parking
- Garage
- Ground floor WC and 1st floor bathroom
- Separate sitting room and dining room
- Private rear garden
- Opportunity to put your own stamp on it!
- Close to public transport links

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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.

Entrance hall

Entrance door to the front aspect, laminate flooring throughout, radiator, stairs leading to the first floor landing and doors opening to the kitchen, living room, WC and storage cupboard.



WC

2.28m x 0.91m

UPVC double glazed obscure window to the front aspect, laminate flooring throughout, pedestal wash basin, toilet and a radiator.

Sitting room

4.94m x 3.28m

UPVC double glazed window to the front aspect, carpet flooring throughout, fireplace, X2 radiators and doors opening to the dining room.

Dining room

2.77m x 2.65m

Laminate flooring throughout, radiator and french doors opening to the conservatory.



Conservatory

4.38m x 3.05m

UPVC double glazed french doors to the side aspect opening to the rear garden, laminate flooring throughout and windows surround.

Kitchen

5.30m max x 3.05m

UPVC double glazed window and door to the rear aspect opening to the garden, laminate flooring throughout, part tile walls, units above and below, laminate work surfaces, X2 stainless steel sinks with drainers, integrated oven with gas hob, spaces for fridge/freezer, dishwasher and a washing machine, radiator and door opens to the garage.

First floor landing

Carpet flooring throughout, doors opening to a storage cupboard, bathroom, bedrooms 1-4 and a loft hatch.

Bedroom 1

3.70m max x 3.39m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, doors opening to built in X2 wardrobes and an en-suite.





En-suite

1.91m x 1.39m

UPVC double glazed obscure window to the front aspect, tile flooring throughout, part tile walls, pedestal wash basin, toilet, mains fed shower in an enclosed glass cubicle and a radiator.

Bedroom 2

3.24m x 3.23m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and doors opening to X2 built in wardrobes.

Bathroom

2.08m x 2.07m

UPVC double glazed obscure window to the rear aspect, tile flooring throughout, part tile walls, pedestal wash basin, toilet, bath with handheld shower attachment and a radiator.



Bedroom 3

2.87m x 2,51m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, loft hatch and door opens to a built in wardrobe.

Bedroom 4

3.50m x 2.50m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and door opens to a built in wardrobe.



Garage

5.60m x 2.53m

Electric roller door, with light and power, housing the gas boiler.

Outside

To the front of the property a well-maintained area, including a paved driveway offering off-road parking and convenient access to the garage. The front yard also boasts a neatly laid lawn, enhancing the curb appeal and providing a welcoming entrance.



The rear of the property offers a charming outdoor space, including a concrete patio area perfect for outdoor dining and relaxation. The garden features a well-kept lawn with mature trees, all enclosed by a fence surround for privacy. There is gated access to the side aspect and the added benefit of two garden sheds for extra storage.

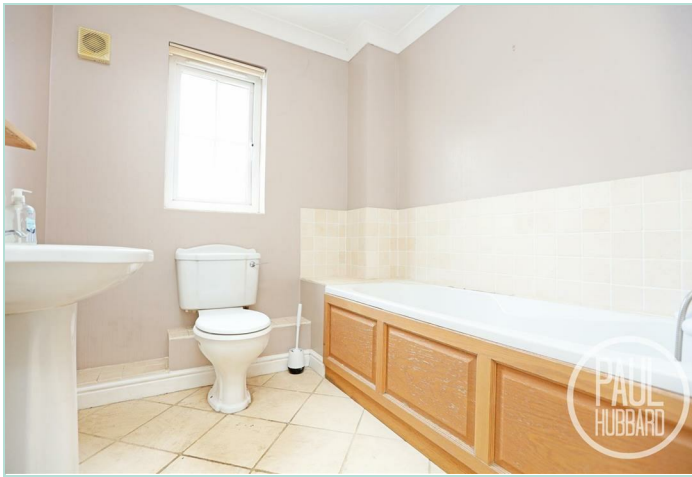
Financial services

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

GROUND FLOOR
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1447 sq.ft. (134.4 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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