

£300,000  
Asking Price



## Gratton Dale

Carlton Colville, NR33 8WP

- Detached family home
- 4/5 Separate bedrooms
- Chain free
- Driveway with ample off road parking and garage
- Private rear garden
- Two en-suites
- Close proximity to local schools
- Ground floor utility, cloakroom & study
- Opportunity to put your own stamp on it
- Close to local amenities





### 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, carpeting flooring throughout, radiator, stairs leading to the first floor landing and doors opening to the kitchen, sitting and bedroom 5/study.

### Sitting room

5.64m x 3.17m

UPVC double glazed sliding door to the rear aspect opening to the conservatory, carpet flooring throughout, x2 radiators and a gas fire.



### Kitchen

3.65m x 2.36m

UPVC double glazed window to the front aspect, tile flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven with gas hob, dishwasher and fridge/freezer, storage cupboard, radiator and an opening to the utility room.

### Utility room

1.75m x 2.54m

UPVC double glazed door to the side aspect, tile flooring throughout, part tiled walls, units and below, space for washing machine, wall mounted gas boiler, radiator, doors open to the WC and dining room.



### WC

1.73m x 0.90m

Tile flooring throughout, part tiled walls, pedestal wash basin, toilet and a radiator.

### Dining room

2.61m x 3.41m

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, double doors opening to the sitting room.

### Conservatory

3.20m max x 2.83m max

UPVC double glazed French doors to the side aspect opening to the rear garden and windows surround with a ceiling fan.



### Bedroom 5/study

2.65m x 2.24m

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

### First floor landing

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

### Bedroom 1

3.36m x 3.14m max

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, door opening to a built in wardrobe and an en-suite.



### En-suite

1.93m x 1.70

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

### Bedroom 2

2.65m max x 3.35m max

UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, doors opening to a built in wardrobe and an en-suite.

### En-suite

1.67m x 1.45m

Carpet flooring throughout, tile walls, pedestal wash basin, toilet, mains fed shower in a glass cubicle and a radiator.

### Bedroom 3

2.46m x 2.54m

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

### Bedroom 4

2.99m x 2.45m max

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



### Bathroom

2.54m x 1.52m

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



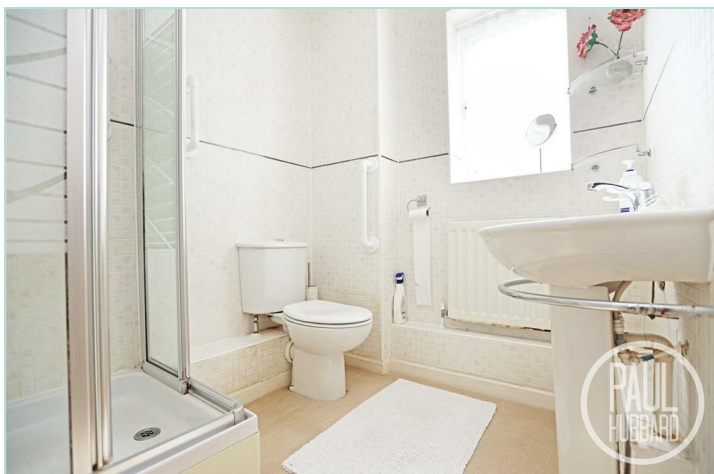
### Outside

The front of the property features a concrete pathway with a shingle surround, complemented by plants and shrubs. It offers off-road parking, gated access to the rear and a double length garage which benefits from electrics and has the potential to be split to serve multiple purposes (stp).

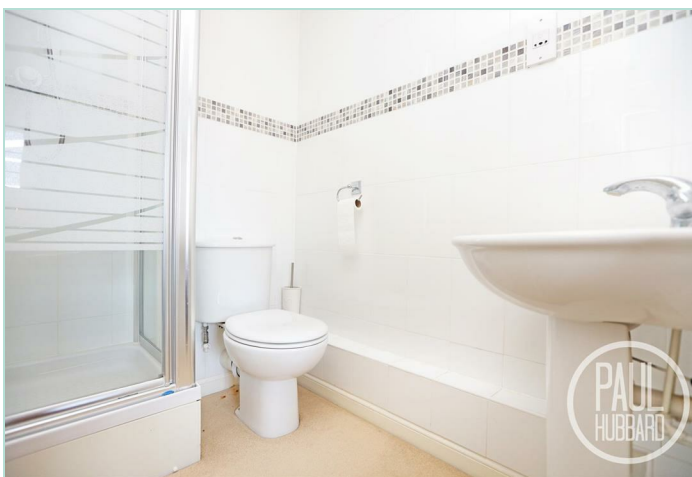
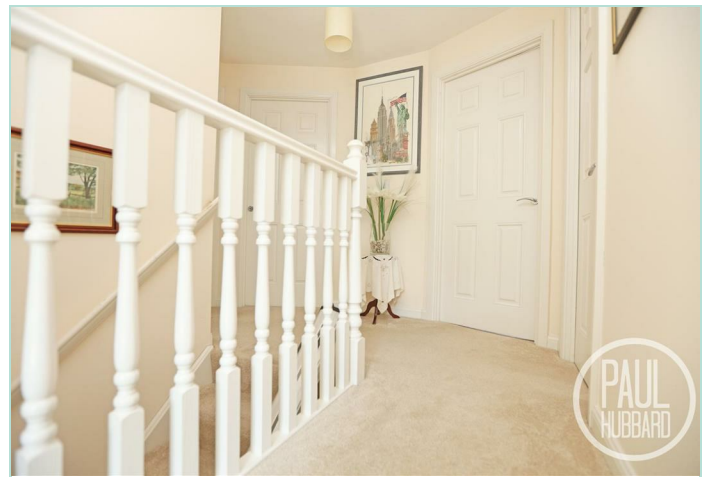
The rear of the property features a well-maintained outdoor space, including a concrete patio area, a laid lawn and various plants and shrubs. There is access to the garage, a timber garden shed and the entire area is enclosed by a surrounding fence.

### 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.







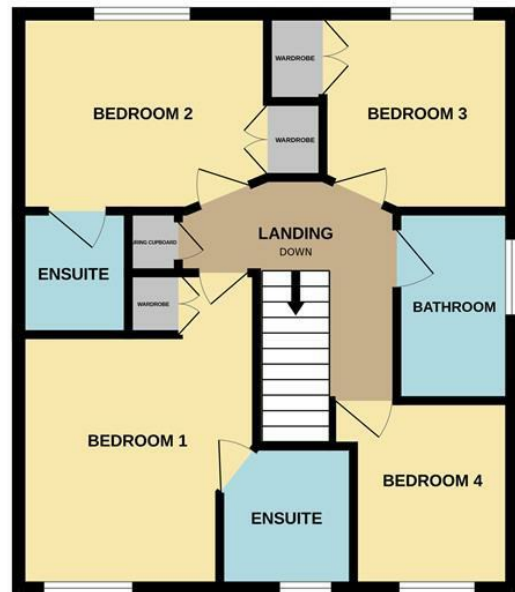
Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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  
 682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
 546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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