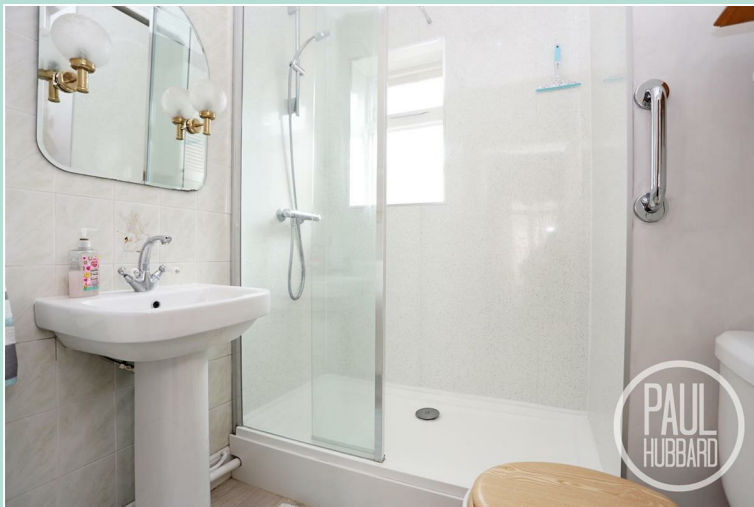


£280,000  
Offers In Excess Of



## Carlton Road Lowestoft, NR33 0NA

- Detached bungalow
- Generous rear garden with South/East orientation
- Chain free
- Off road parking & garage at the rear
- 3-5 bedrooms

- Multiple reception rooms, offering flexibility for use as additional bedrooms if needed
- Gorgeous cast iron burner
- Modern shower room
- Close to local amenities, shops & schools
- Perfect for putting your own stamp on it





### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Porch

Double doors lead to the porch, providing shelter for the main entrance, which opens into the hallway.

### Entrance hall

Fitted carpet, recessed door mat, loft access and doors opening to the sitting room, kitchen, bedrooms 2 & 3.

### Sitting room

4.19 max into bay x 3.94 max

Fitted carpet, UPVC double glazed bay window to the front aspect, feature fireplace and doors opening to the dining room.



### Dining room/ extra bedroom

4.68 x 3.39

Fitted carpet, x2 UPVC double glazed windows to the front & side aspect, radiator and a serving hatch.

### Bedroom 2

3.95 max x 3.66

Fitted carpet, UPVC double glazed window to the front & side aspect, fitted wardrobes & units and a radiator.



### Bedroom 3

3.5 max x 2.7 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in storage cupboard.

### Shower room

1.79 x 1.77

Timber frame obscure window to the rear aspect, vinyl flooring, aqua board splash back panels, tiled walls, fitted storage units (housing consumer unit), radiator, suite comprises a toilet, pedestal wash basin with a mixer tap and a walk-in mains-fed shower with a glass screen.



### Kitchen

3.70 max x 3.63

Tile flooring, x2 timber frame windows to the side & rear aspect, serving hatch, units above & below, laminate work surfaces, inset stainless steel 1.5 sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, built-in storage cupboard, spaces for a fridge-freezer & washing machine and doors open to the garden room & hallway.



### Hallway

Fitted carpet, UPVC double glazed window to the side aspect, radiator, loft access and doors opening to the reception room & bedroom 1.

### Bedroom 1

4.29 x 3.34

Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

### Reception room/ bedroom

4.42 x 3.66

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, cast iron burner with feature surround and sliding aluminium doors open into the garden room.



### Garden room

5.46 x 2.63

Tile flooring, timber frame windows to the front, side & rear aspect and doors open to the kitchen, lean to, garden & sliding doors to the reception room.

### Lean to

5.20 max x 2.36 max

Timber frame windows to the rear aspect, utility space for a washer & dryer, doors open to the rear garden & a cloakroom and an opening leads to an additional lean-to area with a lockable door at the front, providing ideal secure storage.

### Cloakroom

1.80 max x 1.40 max

Tile flooring, UPVC double glazed obscure window to the rear aspect & a timber frame obscure window to the side, suite comprises a toilet and pedestal wash basin with hot & cold taps.



### Outside

Gated access leads to a pathway with steps up to the main entrance, flanked by lawns on either side, bordered by trees and shrubs. The garden is partially enclosed by a brick wall and shrub borders,. On one side, there is a lockable access door to the lean-to, while on the other, a gate opens to a public side pathway, providing convenient access to the rear garden.

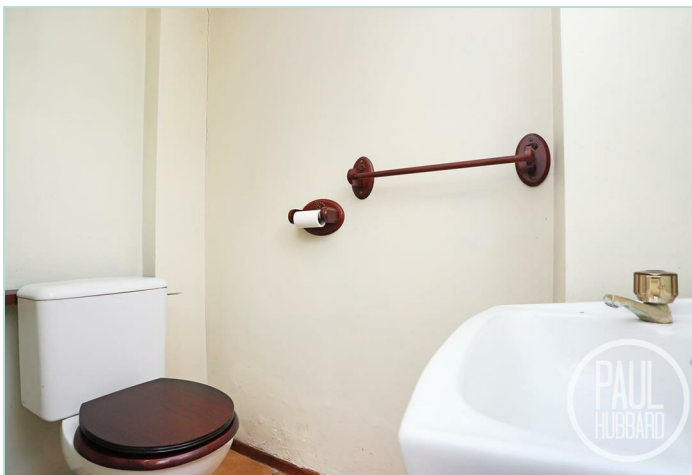
The rear garden is beautifully mature, featuring a variety of trees and shrubs. Primarily laid to lawn, it also includes a patio area ideal for outdoor seating. Multiple storage areas are available, along with access to the garage via a side door. Off-road parking is provided and pedestrian access to the side is secured by a gate.

### 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: E 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</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	

FLOORPLAN



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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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