

£400,000
Guide Price



Fordson Way

Carlton Colville, NR33 8GN

- Spacious detached bungalow
- 3 double bedrooms
- Master bedroom with en-suite shower room
- Open-plan lounge/ diner
- Off road parking for multiple vehicles
- Integral double garage
- Conservatory opens to the South-West facing rear garden
- Kitchen & utility room
- Ample built-in storage space
- Sought after location in Carlton Colville





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.

Porch

1.42 x 0.96

UPVC entrance door & double glazed window to the front aspect, tile flooring and a timber frame door & window to the rear aspect which leads through to the entrance hall.

Entrance hall

Fitted carpet, radiator, loft access, storage cupboard (housing the consumer unit), airing cupboard (with fitted shelving & a radiator) and doors opening to the lounge/diner, kitchen, utility room, bedrooms 1-3, the family bathroom & double garage.

Lounge/ Diner

6.14 max x 5.96 max

Fitted carpet, x2 UPVC double glazed windows to the side & rear aspect, x2 radiators, electric fireplace and UPVC French doors opening into the conservatory.

Conservatory

3.65 max x 3.14 max

Vinyl flooring, UPVC double glazed windows to the rear & side aspect, radiator and UPVC French doors open to the rear garden.

Kitchen

3.70 x 3.22

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, down lights, units above & below, tile splash backs, laminate work surfaces, inset ceramic 1.5 sink & drainer with mixer tap, built-in double oven, integrated fridge-freezer, ceramic hob & extractor hood and a door that opens into the lounge/ diner.

Utility room

2.71 x 1.53

Vinyl flooring, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, space for a washing machine and a door opens to the exterior.

Bedroom 1

5.10 max x 3.47 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in wardrobe and a door opens into the en-suite shower room.

En-suite shower room

2.58 x 1.25

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, suite comprises a toilet, wash basin with a mixer tap set into a vanity unit, a mains-fed shower set into a cubicle enclosure and aqua board splash backs.





Bedroom 2

3.02 max x 2.97 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

Bedroom 3

2.97 max x 2.81

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

Shower room

2.10 x 1.82

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, suite comprises a toilet, pedestal wash basin with a mixer tap, a walk-in mains fed shower, a glass shower screen and aqua board wall panels.



Double garage

5.78 x 5.01

A good sized double garage with x2 up & over doors, lights, power sockets, a wall mounted gas combi boiler, fitted shelving and a door opening to the exterior.

Outside

The front garden features a neatly laid lawn bordered by mature plants and shrubs. A brick weave driveway offers off-road parking for multiple vehicles and leads to the integral double garage. A pathway takes you to the main entrance and gated access to the rear garden is available at the side of the property.

The South-West facing rear garden is mainly laid to lawn and surrounded by established plants, shrubs and mature trees, creating a peaceful, private outdoor space. A resin patio, ideal for outdoor dining, sits adjacent to the conservatory. The garden also includes a timber storage shed and additional side storage space, perfect for bins or garden equipment, with side access leading back to the front of the property.



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: D TBC
 Local Authority: East Suffolk Council

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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