

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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£280,000
 Asking Price



Chislehurst Road
 Carlton Colville, NR33 8BY

- Detached family home
- 3 double bedrooms
- Master bedroom with en-suite shower room
- Off road parking for multiple vehicles
- Garage with potential for conversion
- South west facing rear garden
- End of cul de sac
- Gas central heating
- Sought after location in Carlton Colville
- Close to local shops, doctors, schools & amenities



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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

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Summary

This DETACHED family home offers THREE SPACIOUS BEDROOMS, including a master with an ENSUITE SHOWER ROOM. It features an OPEN-PLAN lounge/diner, gas central heating, and a GARAGE, with OFF ROAD PARKING for multiple vehicles. The property boasts a desirable SOUTH-WEST facing rear garden. Situated in the sought-after location of Carlton Colville, it is conveniently close to local shops, schools, and 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.

Porch Entrance

1.32 x 1.16
UPVC entrance door to the front aspect, laminate flooring, radiator and a door opening into the lounge/ diner.

Lounge/ Diner

An open-plan space connected with an archway opening creating an open-plan layout.

Lounge

4.90 x 3.37
Fitted carpet, UPVC double glazed window to the front aspect, radiator, stairs leading to the first floor landing and an archway opening leads through to the dining room.

Dining Room

2.99 x 2.65
Laminate flooring, radiator, UPVC sliding doors open to the rear garden & a door opens into the kitchen.

Kitchen

3.25 x 2.97
Tile flooring, UPVC double glazed window to the rear aspect, radiator, spacious under-stair storage cupboard, units above & below, laminate work surfaces, tile splash backs, inset stainless steel 1.5 sink & drainer with mixer tap, built-in extractor hood, spaces for an oven, dishwasher, fridge-freezer & washing machine and a UPVC door opens to the exterior.

Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect, radiator, loft access hatch, built-in storage cupboard and doors opening to bedrooms 1-3 and the family bathroom.

Bedroom 1

4.46 x 3.51
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into the en-suite shower room.

En-suite Shower Room

2.31 x 1.38
Fitted carpet, UPVC double glazed window to the rear aspect, radiator, suite comprises a toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

Bedroom 2

3.46 x 3.09
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 3

3.11 x 2.76
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom

2.32 x 1.54
Laminate flooring, UPVC double glazed window to the side aspect, radiator, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap & a hand-held shower attachment.



Outside

The front of the property features a well-maintained lawn and a driveway offering parking for multiple vehicles. The garage, accessible via an up-and-over door, is equipped with light and power, and is currently separated off into 2 sections. Gated access leads to the rear garden.

The rear garden is fully enclosed with a panel fence, includes a lawn, a patio area for outdoor relaxation and a timber storage shed.

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.

