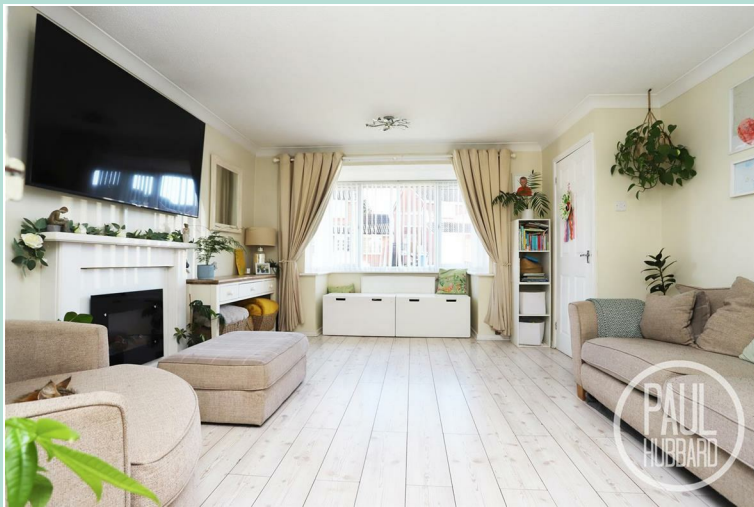


£280,000
Guide Price



Coverdale

Carlton Colville, NR33 8TD

- Detached family home
- Off road parking & garage
- 4 bedrooms off landing
- Bay-fronted sitting room
- Modern décor throughout
- Gas central heating with combi boiler
- Spacious kitchen with separate attached dining room
- Ground floor cloakroom
- Fully enclosed rear garden
- 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.

Summary

SPACIOUS DETACHED FAMILY HOME located in the sought-after Dales area of Carlton Colville. This property boasts 4 BEDROOMS OFF LANDING, a BAY-FRONTED SITTING ROOM, and MODERN DECOR THROUGHOUT. The heart of the home is the LARGE KITCHEN with a SEPARATE ATTACHED DINING ROOM, offering an ideal space for family living and entertaining. Additional highlights include a GROUND FLOOR CLOAKROOM, GAS CENTRAL HEATING with a COMBI BOILER, and a FULLY ENCLOSED REAR GARDEN perfect for outdoor enjoyment. The property also benefits from OFF-ROAD PARKING and a GARAGE. Located close to local amenities, this chain-free home offers everything a growing family could need.

Entrance Hall

UPVC entrance door & obscure double glazed window to the front aspect, laminate flooring, radiator, stairs leading to the first floor landing and a door opens into the sitting room.

Sitting Room

5.16 max into bay x 4.04 max

Laminate flooring, UPVC double glazed bay window to the front aspect, electric fireplace, radiator and a door opens into the dining room.

Dining Room

2.95 x 2.72

Laminate flooring, UPVC double glazed window to the rear aspect, radiator and a door opens into the kitchen.

Kitchen

4.59 max x 2.93 max

Laminate flooring, x2 UPVC double glazed window to the side & rear aspect, radiator, storage cupboard with double doors, units above & below, gas combi boiler (3 years old), laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for a large cooker, built-in stainless steel extractor hood, spaces for a washing machine & dishwasher and doors opening to the cloakroom & out to the rear garden.

Cloakroom

1.67 x 0.97

Laminate work surfaces, UPVC double glazed window to the side aspect, radiator, toilet and a wall-mounted wash basin with a mixer tap.



Stairs leading to the first floor landing

Fitted carpet, loft access hatch, built-in storage cupboard and doors opening to bedrooms 1-4 & the family bathroom.

Bedroom 1

4.06 max x 3.00 max

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator, built-in wardrobe with double doors and a door opens to the en-suite shower room.

En-suite Shower Room

3.17 max x 1.40 max

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, part tiled walls, suite comprises a toilet, pedestal wash basin with a mixer tap and an electric shower.



Bedroom 2

2.86 x 2.76

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

Bedroom 3

2.75 max x 2.39 max

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

Bedroom 4

2.72 max x 2.13 max

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



Bathroom

2.0 x 1.93

Laminate flooring, UPVC double glazed obscure window to the rear aspect, radiator, part tiled walls, suite comprises a toilet, pedestal wash basin with a mixer tap, a bath with a mixer tap and a hand-held shower attachment with both rain-fall & hand-held heads set above.

Outside

The front garden features a laid lawn and a driveway providing off-road parking, leading to a garage with an up-and-over door. Gated side access leads to the rear garden, and the main entrance door is sheltered for added convenience.

A thoughtfully designed rear garden featuring a laid lawn, raised decking area ideal for outdoor seating, an artificial lawn, and a paved patio. The space is fully enclosed by a panel fence surround, offering privacy and security. Additional features include an outdoor tap and a timber storage shed for practical storage solutions.

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:
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

GROUND FLOOR



1ST FLOOR



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