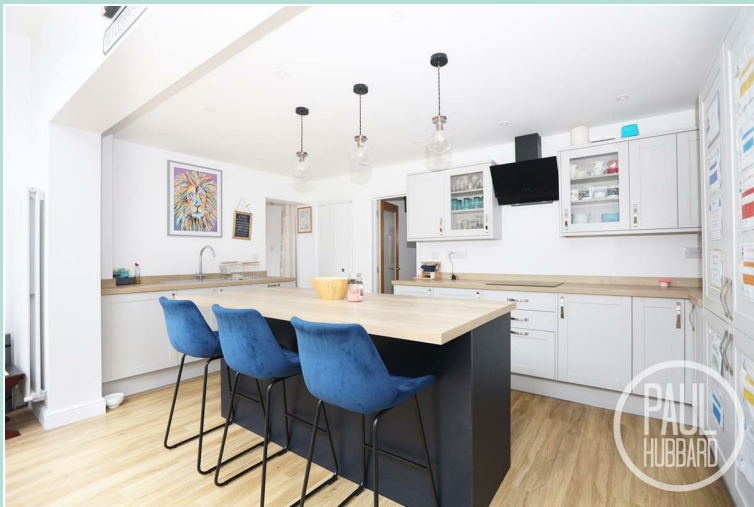


£350,000
Asking Price



Swallowfields

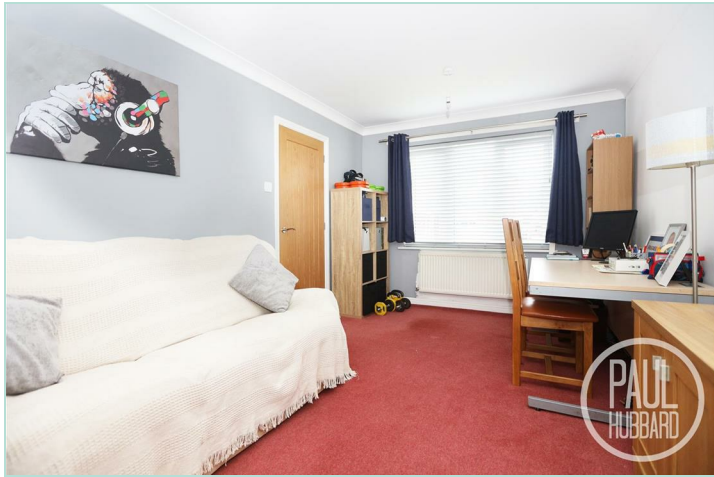
Carlton Colville, NR33 8TP

- Detached family home
- Three separate bedrooms
- Extensive Kitchen/Diner
- Driveway with ample off road parking and garage
- South-west facing garden
- Ground floor Bathroom and 1st floor Shower room
- Utility room
- Well presented throughout
- Double glazing throughout
- Close to local amenities

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**PAUL
HUBBARD**



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

Composite entrance door and window to the front aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen/ diner and garage.

Sitting room

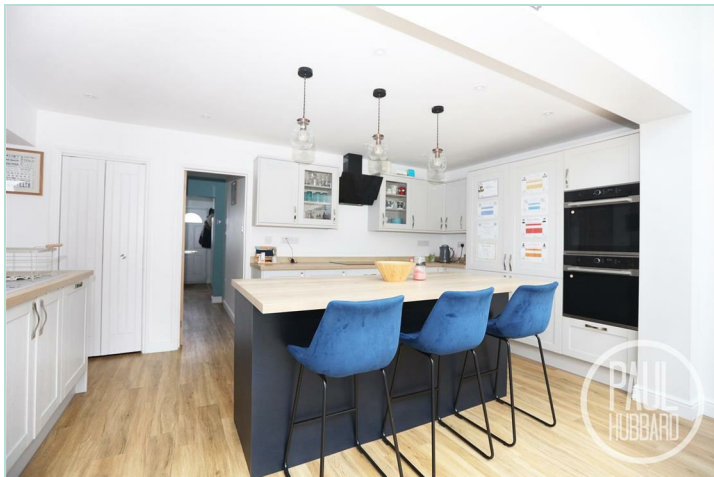
4.49m x 2.93m

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

Kitchen/ Diner

6.64m x 4.51m

UPVC double glazed bi-folding doors to the rear aspect, X3 skylights, laminate flooring throughout, units above and below, laminate work surfaces, composite sink with drainer, integrated fridge/ freezer, double oven, dishwasher, extractor fan, induction hob, a stylish island, X2 radiators, a storage cupboard and an opening to the utility room.



Utility room

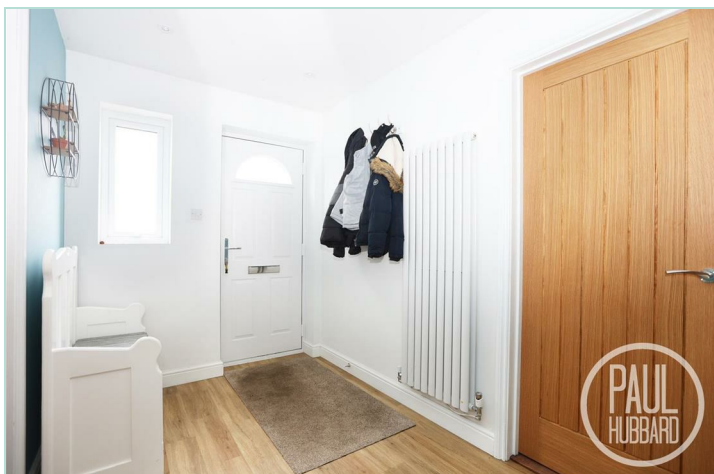
3.49m x 2.36m

UPVC double glazed window and door to the rear aspect, laminate flooring throughout, part tiled walls, units above and below, a wall mounted boiler, a radiator, spaces for a freezer, washing machine and tumble dryer and a door opens to the bathroom.

Bathroom

2.28m x 2.23m

UPVC double glazed obscure window to the side aspect, laminate flooring throughout, part tiled walls, vanity unit with inset hand wash basin and a toilet, bath with over head shower, a heated towel rail and loft access.



Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, doors opening to the shower room and bedrooms 1-3.



Shower room

1.97m x 1.82m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, a pedestal wash basin, toilet and a wet room shower.

Bedroom 1

4.55m x 3.09m

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

Bedroom 2

3.09m x 2.93m

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

Bedroom 3

1.97m x 1.82m

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

Outside

The front of the property features a driveway with off-road parking for multiple vehicles, access to the garage, a neatly laid lawn, a stone area, and a variety of plants and shrubs. Gated access to the rear aspect provides added convenience.

The rear of the property boasts a private south-west-facing garden with a neatly laid lawn, surrounded by fencing for added privacy. The space is further enhanced with a variety of plants, trees, and shrubs, creating a peaceful and picturesque outdoor retreat.

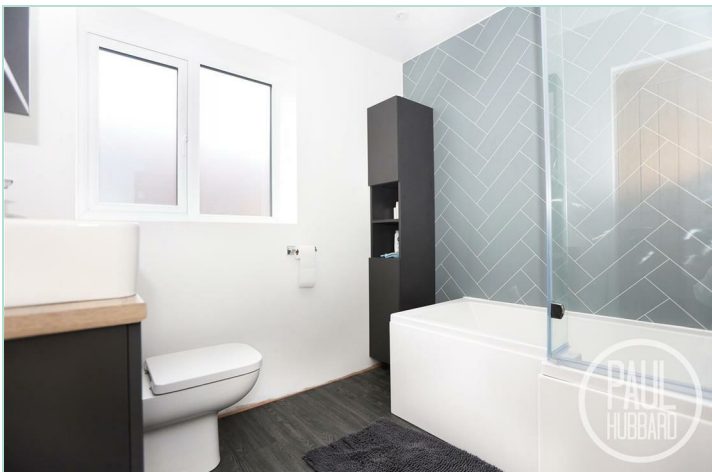
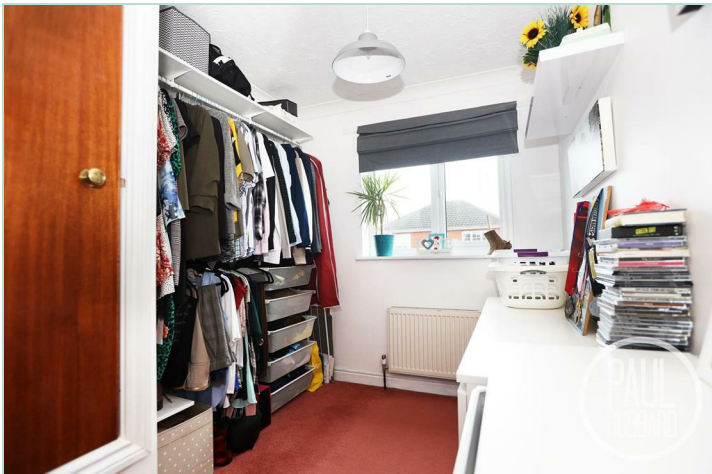
Garage

2.63m x 2.56m

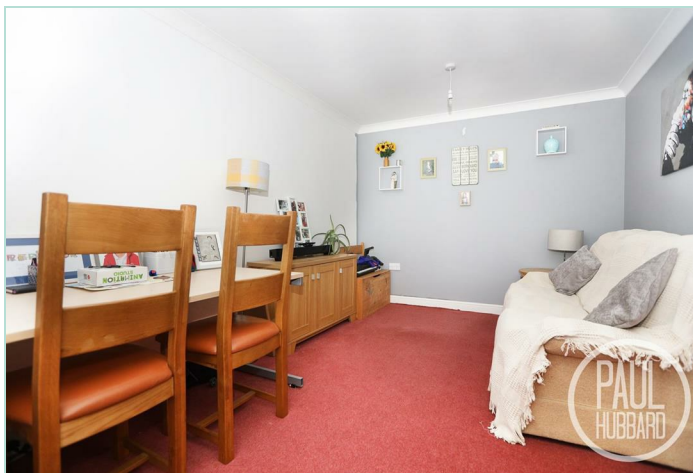
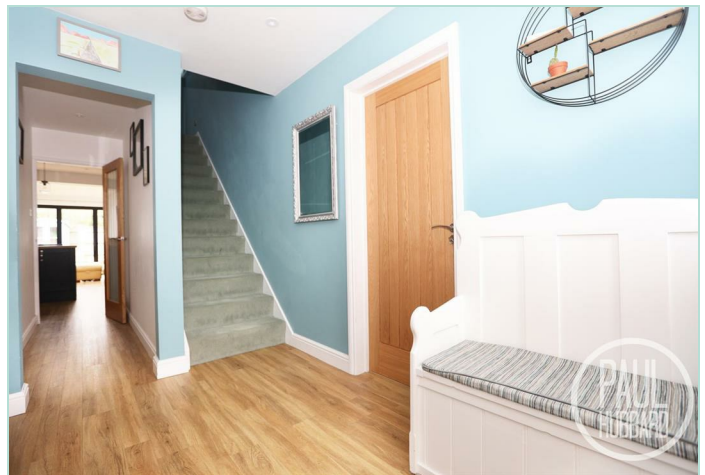
Roller door, light and power.

Financial services

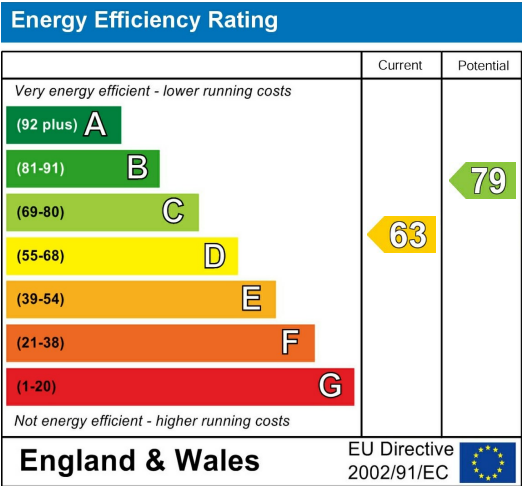
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Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk



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 are 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