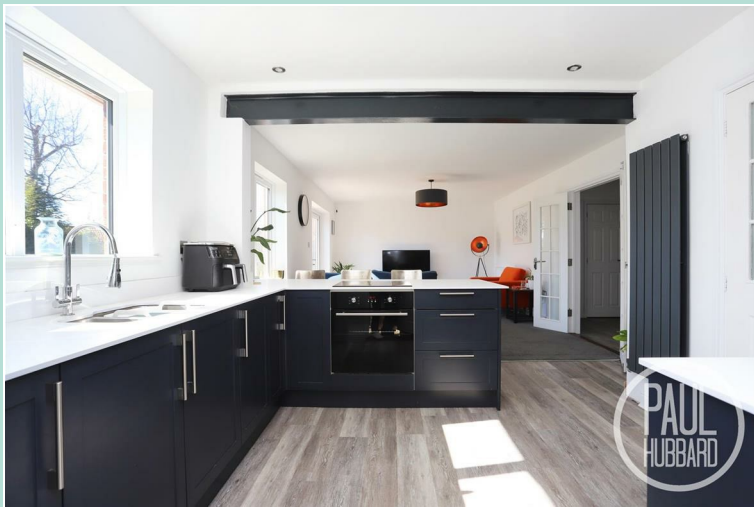


£385,000  
Asking Price



## Fordson Way

Carlton Colville, NR33 8GN

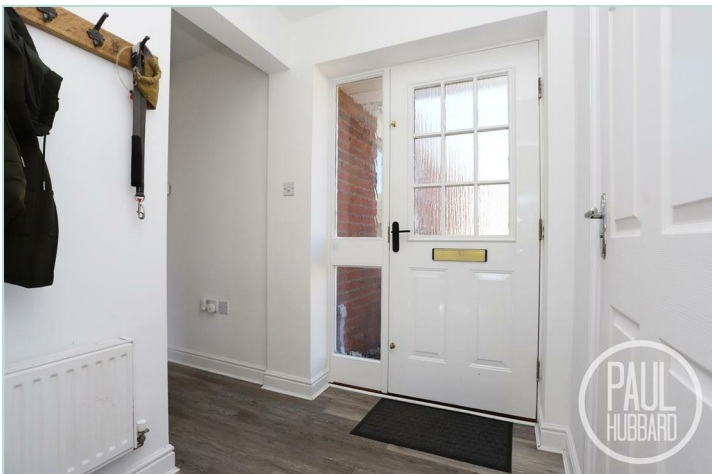
- Detached bungalow
- Set on a tucked away cul-de-sac
- 3 separate bedrooms
- A wrap around garden at the rear with space for extending STP
- South facing rear garden
- Open-plan living space
- Off road parking for multiple vehicles
- Integral garage with utility room
- Gas central heating
- Well looked after by the current owner with lots of recent upgrades throughout

e - info@paulhubbardonline.com

t - 01502 531218

**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

Entrance door & double glazed obscure window to the front aspect, LVT flooring, radiator, loft access and doors opening to all internal rooms, a storage cupboard & an airing cupboard housing the hot water cylinder.

### Cloakroom

1.60 x 0.55

LVT flooring, UPVC double glazed window to the front aspect, consumer unit, radiator, toilet, pedestal wash basin with hot & cold taps and a tile splash back.

### Kitchen

3.22 x 2.46

LVT flooring, UPVC double glazed window to the rear aspect, down lights, units above & below, composite work surfaces, undermount stainless steel & drainer with mixer tap, built-in oven & electric hob, space for a fridge-freezer, breakfast bar with space for stools, a door opens to the utility room and an opening connects the lounge.

### Lounge

6.01 x 3.87

Fitted carpet, UPVC double glazed window to the rear aspect, x2 radiators, UPVC French doors open out to the rear garden and double doors open to the hallway.

### Bedroom 1

3.73 max x 2.97 max

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

### En-suite Shower Room

2.45 x 0.87

Laminate flooring, UPVC double glazed window to the side aspect, heated towel rail, extractor fan, tile splash backs, toilet, pedestal wash basin with a mixer tap and a mains-fed shower set into a cubicle enclosure.

### Bedroom 2

3.74 x 2.34

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

### Bedroom 3

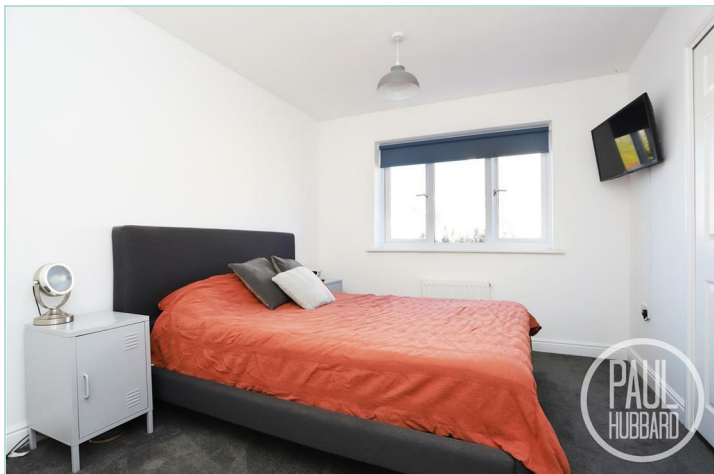
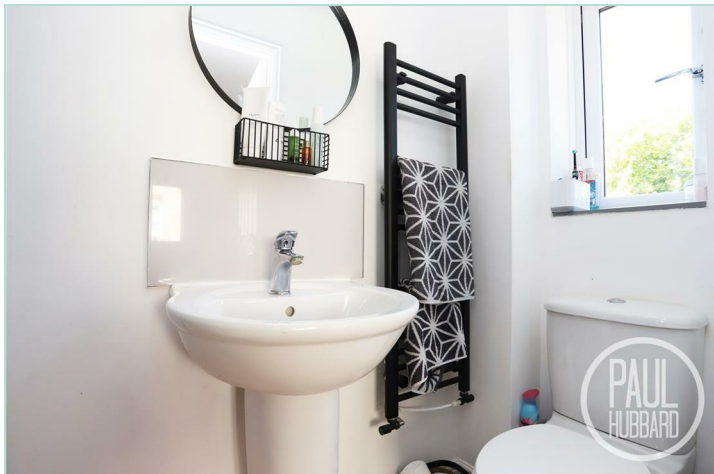
2.45 x 2.35

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

### Bathroom

2.49 max x 2.43 max

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, extractor fan, toilet, pedestal wash basin with a mixer tap, panelled bath with a mixer tap and tile splash backs.



### Outside

A sweeping driveway offers ample off-road parking for multiple vehicles, complemented by laid lawn, mature plants, and shrubs for added curb appeal. A pathway leads to the main entrance, while gated side access provides entry to the rear garden. The garage features an up-and-over door for convenience.

The south-facing rear garden boasts a well-maintained lawn bordered by mature plants and shrubs, along with a brick weave patio—perfect for outdoor seating. Additional features include an outdoor tap, lighting, and a timber storage shed. The garden wraps around to the side, offering an untouched space ideal for personalisation—whether as an extension opportunity (STP), a vegetable patch, or additional outdoor storage. A second timber shed is also included, and the entire garden is fully enclosed by panel fencing for privacy.

### Garage/ Utility Room

The integral garage has been partially sectioned to create a secure gated area alongside a dedicated utility space. With power, lighting, and ample storage, it remains a versatile area suitable for parking, storage, or workshop use. The utility space features laminate flooring, space for a washing machine and tumble dryer, along with a gas boiler. A doorway provides internal access to the kitchen.

### 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: C  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	86
(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

FORDSON WAY



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.  
Made with Metropix ©2025

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

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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