

£200,000
Asking Price

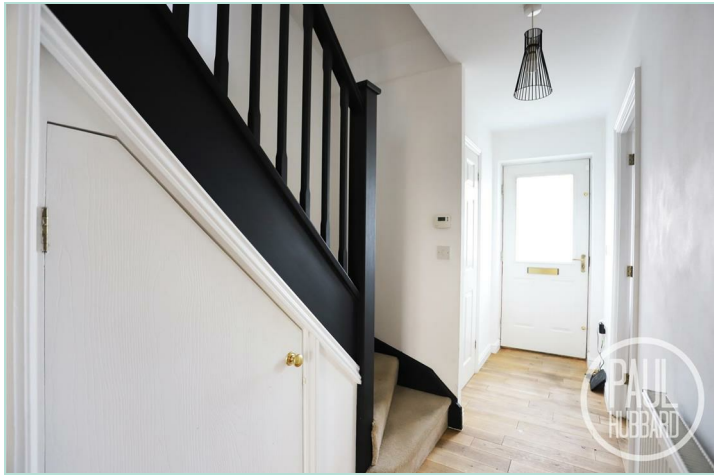


Monarch Way

Carlton Colville, NR33 8GH

- End terrace family home
- 2 double bedrooms
- Off road parking
- Fully enclosed private rear garden
- Chain free
- Perfect for an investment or first home
- Well presented throughout
- Modern kitchen & bathroom
- Ground floor cloakroom
- Gas central heating





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 to the front aspect, wood flooring, radiator, stairs leading to the first floor landing, under-stair storage cupboard (housing the consumer unit) and doors opening to the kitchen, cloakroom & sitting room.



Kitchen

3.69 x 2.01

Wood flooring, UPVC double glazed window to the front aspect, radiator, units above & below, laminate work surfaces, inset stainless steel sink & drainer with hot & cold taps, gas combi boiler, built-in oven, gas hob & extractor hood and spaces for a fridge-freezer, washing machine & dishwasher.

Cloakroom

1.58 x 0.86

Wood flooring, toilet, wall-mounted wash basin with hot & cold taps and an extractor fan.



Sitting Room

4.07 x 3.44

Laminate flooring, radiator and UPVC French doors opening into the conservatory.

Conservatory

4.60 x 2.99

Tile flooring, UPVC double glazed windows and UPVC French doors open out to the rear garden.



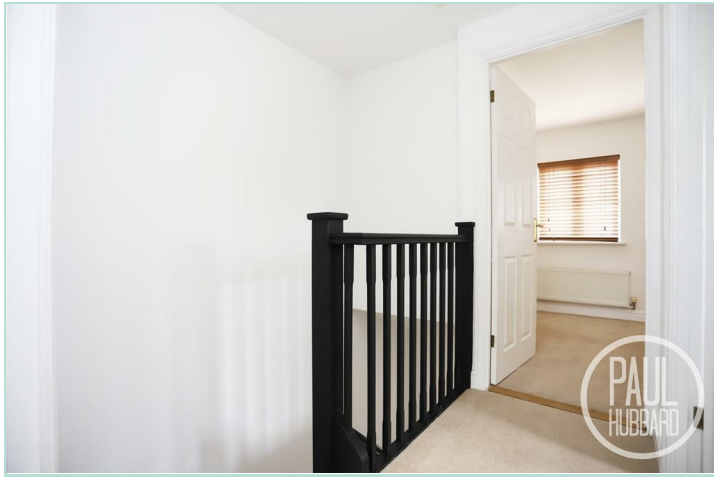
Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-2 and the family bathroom.

Bedroom 1

3.42 x 2.56

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and x2 built-in wardrobes.



Bedroom 2

3.42 x 2.56

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator, a built-in wardrobe and a storage cupboard.

Bathroom

1.93 x 1.78

Tile flooring & part-tiled walls, UPVC double glazed obscure window to the side aspect, extractor fan, heated towel rail, toilet with hidden cistern, and wash basin set into a vanity unit with a mixer tap, panelled bath with a mixer tap and a mains-fed shower set above with both hand-held & rainfall heads.

Outside

To the front, a neatly maintained lawn accompanies an allocated parking space, with a paved pathway leading to the main entrance.

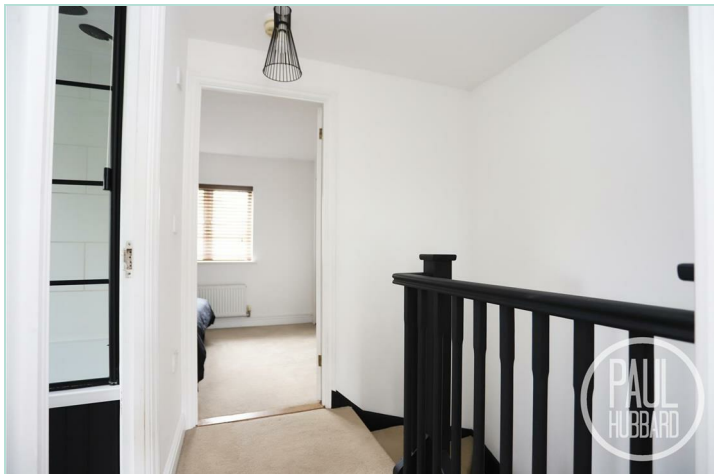
Gated side access opens into the rear garden, which features a generous lawn, mature trees, a timber storage shed, and is fully enclosed by secure panel fencing—offering privacy and a peaceful outdoor space.

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.

Agent Note

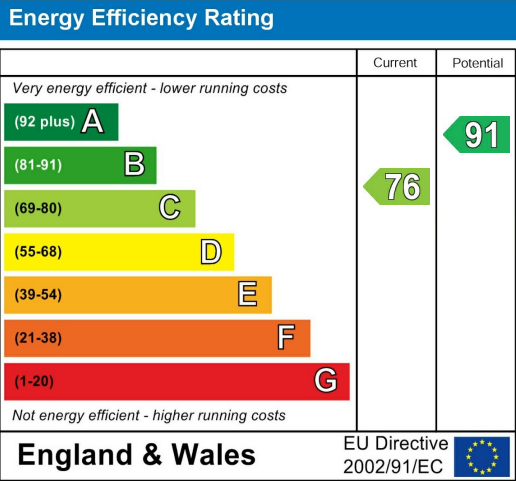
Select furnishings — including both sofas, washing machine, TV unit, coffee table, and dining set — may be available by separate negotiation. Please discuss any interest with the agent when submitting an offer.







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



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
01502 531218
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