

£350,000
Guide Price



Chalmers Green

Carlton Colville, NR33 8FY

- Spacious detached family home in a desirable cul-de-sac
- Beautifully private with no rear overlooking
- Field views directly to the rear
- Generous wrap-around garden with a sunny southwest-facing patio
- Driveway with off-road parking for multiple vehicles
- Detached garage with rear access door
- Flexible layout with 4 bedrooms + home office/5th bedroom
- Modern fitted kitchen with built-in appliances
- Bright lounge-diner with French doors to the garden
- Peaceful, quiet location just moments from Carlton Marshes Nature Reserve





Entrance Hall

Composite entrance door to the front aspect, wood flooring, double glazed window to the side aspect, built-in storage cupboard, under-stair cupboard, stairs to the first floor landing and doors open to the cloakroom, lounge/ diner, home office/ bedroom & the kitchen.

Cloakroom

Vinyl flooring, obscure double glazed window to the side aspect, radiator, toilet, wall-mounted corner wash basin with a mixer tap and tiled splashbacks.

Home Office / Bedroom 5

Double glazed window to the front aspect, radiator and wood flooring – ideal as a study or guest bedroom.

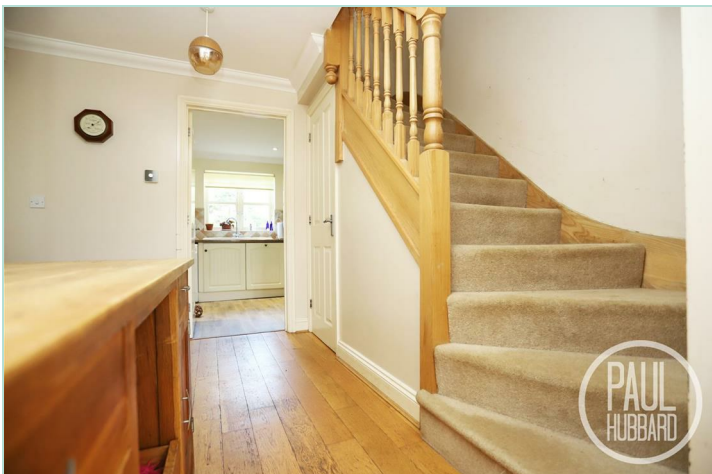


Kitchen/ Breakfast Room

Vinyl flooring, double glazed window to the rear aspect, spotlights, fitted units above and below, laminate worksurfaces, inset ceramic sink & drainer with mixer tap, integrated fridge-freezer, dishwasher, built-in oven, gas hob & extractor hood, space for a washing machine and a side door opens to the exterior.

Lounge/ Diner

A spacious dual-aspect reception with fitted carpet, x2 double glazed windows, x2 radiators, electric fireplace and French doors opening to the rear garden.



Stairs leading to the First Floor Landing

Fitted carpet, double glazed window to the side aspect, loft access, airing cupboard (housing hot water cylinder) and doors opening to all bedrooms & the bathroom.

Bedroom 1

Fitted carpet, double glazed window to the side aspect, radiator and a door opens to the en-suite shower room.

En-Suite Shower Room

Vinyl flooring, mains-fed shower set in cubicle enclosure, wash basin set into a vanity unit with a mixer tap, toilet, tiled splashbacks, radiator, extractor fan and spotlights.

Bedroom 2

Fitted carpet, double glazed window to the front aspect, radiator and a ceiling fan with light.





Bedroom 3

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

Bedroom 4

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

Outside

At the front, there is ample off-road parking on the driveway, leading to the garage, with attractive planting creating a welcoming approach. The main entrance door is situated at the front and a side gate provides access to the rear garden.



The property benefits from a generous wrap-around rear garden, fully enclosed by a mix of brick wall and panel fencing for privacy. Mainly laid to lawn, it features planted borders with mature trees, shrubs, and established beds, plus a patio and shingle seating area. A southwest-facing patio provides the perfect sunny spot for relaxing or entertaining. The garden also includes outdoor lighting, a tap, and a pedestrian access door to the garage.

Financial Services

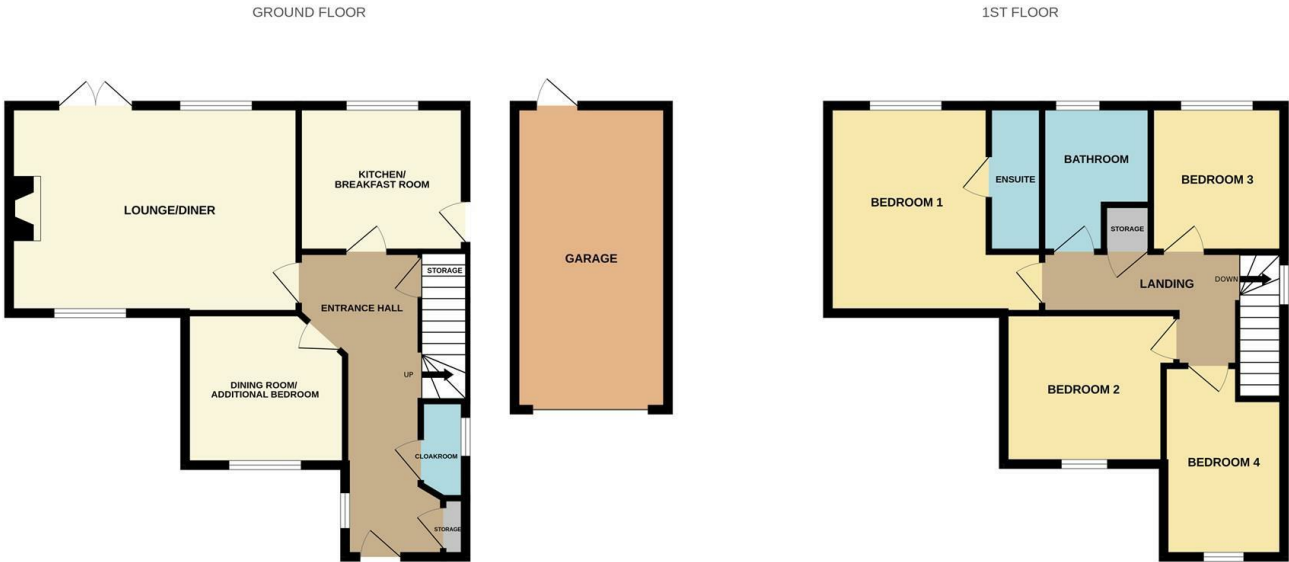
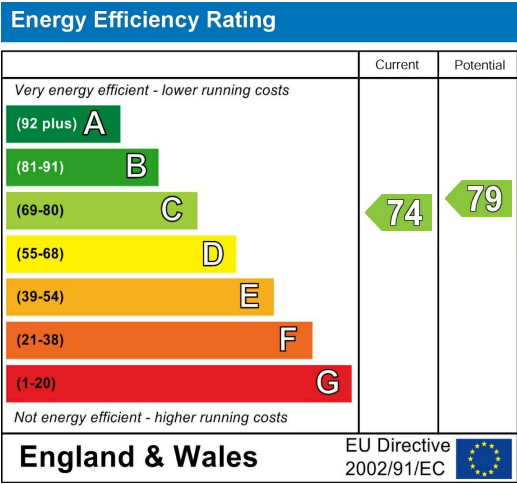
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Tenure: Freehold
 Council Tax Band: D
 EPC Rating: C TBC
 Local Authority: East Suffolk Council



CHALMERS GREEN, CARLTON COLVILLE

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

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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