

£525,000  
Asking Price



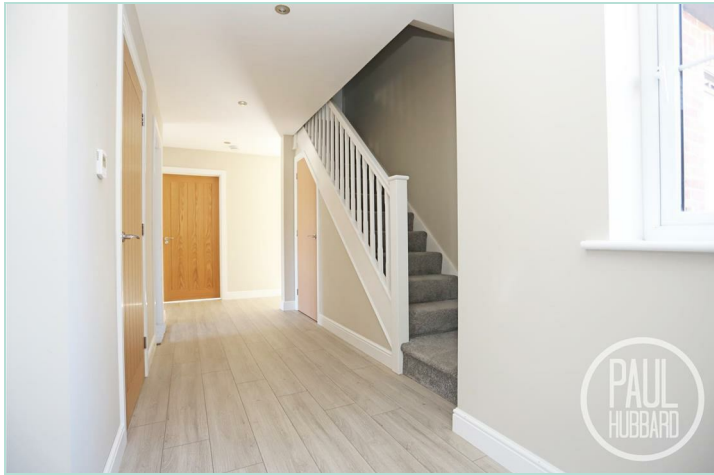
## Beccles Road

Carlton Colville, NR33 8HW

- Brand new, high-spec chalet bungalow
- Flexible layout: 2-4 bedrooms
- Stylish, modern finish throughout
- Air source heat pump & underfloor heating
- Open-plan kitchen/living/dining area
- Luxury bathrooms & en-suites
- Utility room with garden access
- Generous rear garden with patio
- Off-road parking & landscaped frontage
- Close to Carlton Marshes Nature Reserve, local shops & schools

**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, laminate flooring, spotlights, storage cupboard (housing air source heat pump), under-stair storage and stairs to the first floor.

### Home Office/ Bedroom 3

4.50 x 3.30

Carpet flooring, UPVC window to the front aspect and underfloor heating.

### Sitting Room/ Bedroom 4

6.23 max x 3.33 max

Carpet flooring, dual-aspect UPVC double glazed windows, underfloor heating and spotlights.

### Family Bathroom

2.47 x 2.03

Luxury finish with tiled flooring, toilet, wash basin with mixer tap, back-to-wall bathtub with shower attachment, extractor fan and an obscure double glazed UPVC window to the side aspect.

### Utility Room

2.04 x 1.97

Laminate flooring, base units, ceramic sink with mixer tap, laminate worksurface, plumbing for washing machine & tumble dryer, extractor fan and a UPVC door to the garden.

### Open-Plan Kitchen/Living/Dining

6.82 max x 6.48 max

Laminate flooring, underfloor heating, spotlights, dual-aspect UPVC double glazed windows and French doors open to the garden. Fitted kitchen with units above & below, laminate work surfaces, integrated fridge/freezer, dishwasher, pull-out bins, range-style oven with electric hob and extractor hood.

### Stairs to the First Floor Landing

Carpet flooring, storage space and access to bedrooms 1 & 2.

### Bedroom 1

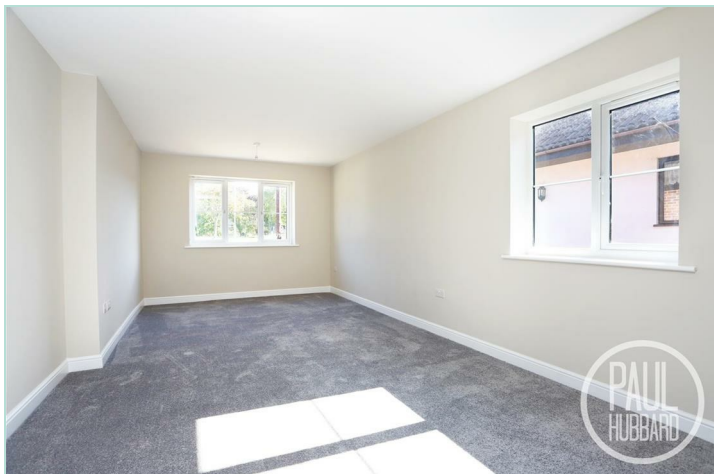
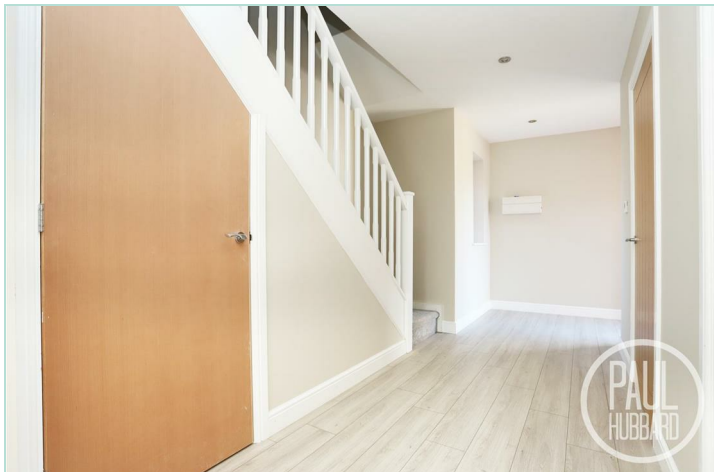
4.41 x 4.21

Carpet flooring, dressing area, French doors to the rear aspect with a Juliette balcony, spotlights and x2 radiators.

### Bedroom 1 En-Suite

2.21 x 2.17

Luxury shower room with tiled flooring, vanity basin, toilet, rainfall & handheld shower, Velux window, radiator and spotlights.





### Bedroom 2

4.41 x 4.11

Carpet flooring, dressing area, front-aspect UPVC double glazed window, x2 radiators and spotlights.

### Bedroom 2 En-Suite

2.48 x 2.19

Tiled flooring, vanity basin, toilet, rainfall & handheld shower, Velux window, radiator and spotlights.

### Outside

The property will be completed with a landscaped frontage, creating an attractive first impression and providing convenient off-road parking.



To the rear, the garden is still in progress but will include a newly laid lawn and a smart patio area, designed to provide both a relaxing retreat and a great space for entertaining once finished.

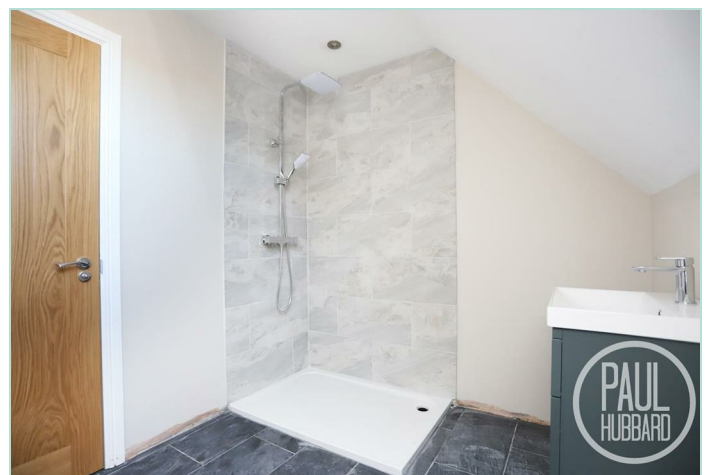
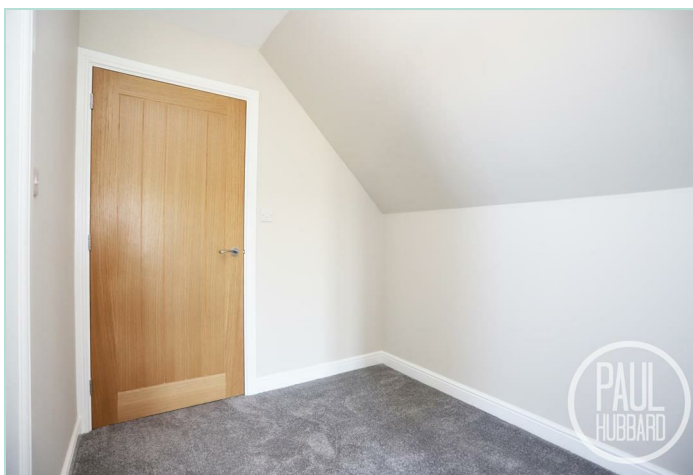
### Financial Services

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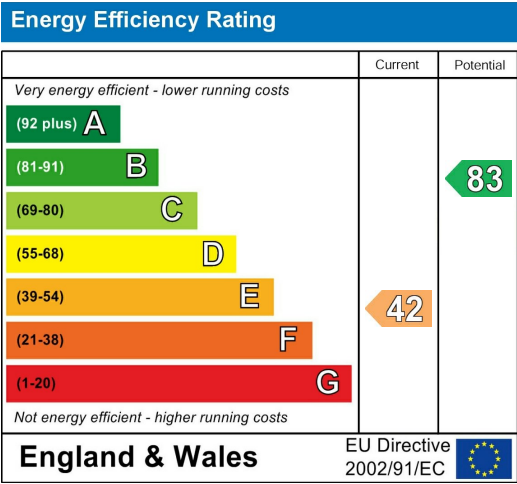








Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: E  
 Local Authority: East Suffolk Council



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