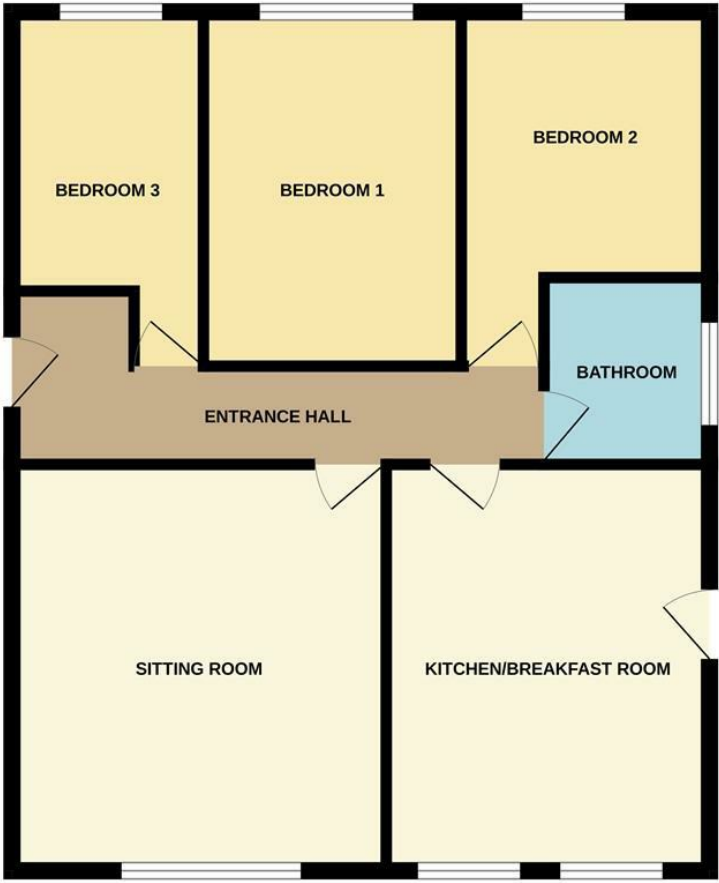


Tenure:
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DAMASK CLOSE



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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£1,250 Per
Per Calendar Month



Damask Close

Carlton Colville, NR33 8LL

- Three-bedroom detached bungalow
- Bright and spacious sitting room
- Modern fitted kitchen with ample storage and workspace
- Contemporary bathroom with quality fittings
- Neutral décor, freshly decorated throughout
- South-west facing rear garden with lawn, patio, and mature planting
- Garage for parking or additional storage
- Quiet location offering peace and privacy
- Perfect rental opportunity
- Close to shops, schools, and local amenities

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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 and 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





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 side aspect, laminate flooring throughout, a radiator, loft hatch and doors opening to the sitting room, kitchen, bathroom and bedrooms 1-3.

Sitting room

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

Kitchen

X2 UPVC double glazed windows to the front aspect, laminate flooring throughout, a radiator, units above and below, stainless steel sink with drainer, integrated oven, hob, extractor fan, space for a washing machine and a door opening to the rear garden.

Bedroom 1

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

Bedroom 2

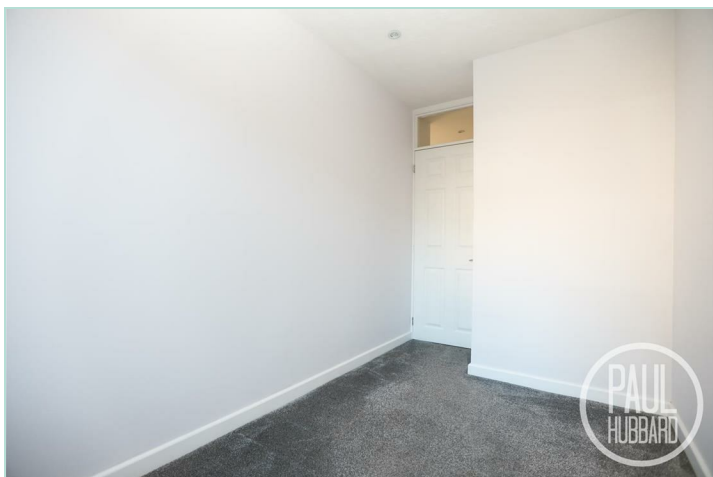
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 3

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

Bathroom

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



Outside

This attractive property features a neatly laid front lawn with well-maintained plants and shrubs, complemented by off-road parking and a garage. Gated access leads to the rear garden, while outdoor lighting enhances both the appearance and security of the home.

The south-west facing rear garden features a laid lawn, patio area, greenhouse, and a variety of plants, trees, and shrubs, all enclosed by secure fencing.

Application process

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

Application fees

PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.

