

Tenure: Freehold

Council Tax Band:

EPC Rating : 'E50'

Local Authority: Waveney District Council

£180,000
Asking Price O/N



Portsch Close

Carlton Colville, NR33 8TY

- Off road parking
- Quiet cul de sac location
- Ideal family home
- Well presented throughout
- Three bedrooms

Head Office

178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us

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

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

**PAUL
HUBBARD**



Description:

UPVC DOUBLE GLAZED DOOR OPENING TO ENTRANCE HALL

ENTRANCE HALL

Laminate flooring, stairs leading to first floor landing and door opening to lounge.

LOUNGE/DINER

23' 3" x 12' 1" (7.1m x 3.7m)
2 x UPVC double glazed windows to front and rear, carpet flooring, door opening to under stair storage cupboard and kitchen.

KITCHEN

11' 1" x 6' 10" (3.4m x 2.1m)
UPVC double glazed door opening to conservatory and UPVC double glazed window to rear. Laminate flooring, units above and below work surfaces, stainless steel sink and drainer, spaces for fridge freezer, washing machine and tumble dryer. Integrated gas oven, hob and extractor fan.

CONSERVATORY

12' 1" x 10' 2" (3.7m x 3.1m)
UPVC double glazed window to surround, laminate flooring and UPVC double glazed French doors opening to rear.

STAIRS TO FIRST FLOOR LANDING

Carpet flooring, doors opening to bathroom and bedrooms 1-3



BATHROOM

6' 6" x 5' 6" (2.0m x 1.7m)
UPVC double glazed window to rear, laminate flooring, toilet, pedestal wash basin and panel bath with electric shower above.

BEDROOM 1

10' 2" x 9' 2" (3.1m x 2.8m)
UPVC double glazed window to rear, carpet flooring and doors opening to fitted wardrobe.

BEDROOM 2

12' 5" x 9' 2" (3.8m x 2.8m)
UPVC double glazed window to front and carpet flooring.

BEDROOM 3

8' 10" x 6' 6" (2.7m x 2.0m)
UPVC double glazed window to front, carpet flooring and door opening to airing cupboard.

OUTSIDE

To the front is a shingle feature garden with various hedging. Paved driveway runs alongside the property with gated access opening to rear.

To the rear is a paved patio walkway leading up to a landscaped lawn garden with patio seating area to the corner. Running alongside the property is a patio storage area along with timber shed and timber summer house.

