

£225,000
Offers Around



Holystone Way

Carlton Colville, NR33 8FP

- Well presented Semi detached family home
- Set over 3 floors
- Sought after Carlton Colville location
- 3 double bedrooms
- Modern decor throughout
- Private rear garden backing into fields
- Off road parking
- Garage
- Great transport links
- Ground floor cloakroom





Entrance Hall

Composite door opens into the entrance hallway, laminate flooring, radiator, cupboard housing fuse board, doors opening to the kitchen, lounge/diner, cloakroom & under-stairs storage cupboard and stairs lead up to the first floor landing.

Kitchen

1.91m x 3.71m

Vinyl flooring, UPVC double glazed window to the front aspect, spotlights, radiator, tiled splash backs, units above & below laminate work surfaces, inset stainless steel sink & drains with mixer tap, built in oven, gas hob & extractor hood, spaces for washing machine, dishwasher & fridge freezer.

Cloakroom

0.94m x 1.56m

Laminate flooring, radiator, toilet and wash basin with tiled splash back.

Lounge/Diner

3.98m (max) x 3.32m (max)

Laminate flooring, French doors opening into the rear garden, radiator and space for a table & chairs if desired.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the front aspect, radiator, stairs leading up to the second floor landing and doors opening to bedrooms 2-3 & the family bathroom.

Bedroom 2

3.98m (max) x 2.61m max

Fitted carpet, x2 UPVC double glazed windows to the rear aspect, radiator and doors open into a built in wardrobe.

Bedroom 3

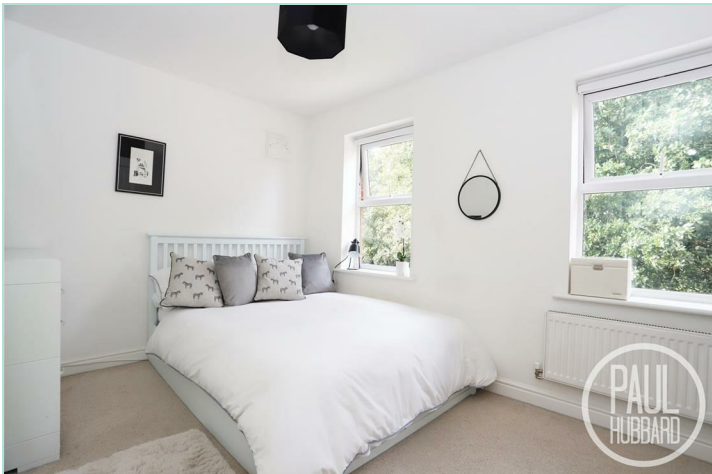
2.14m (max) x 2.76m (max)

Fitted carpet, UPVC double glazed window to the front aspect, radiator and doors open into a built in wardrobe.

Bathroom

2.13m x 1.77m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, extractor fan, tile splash backs, suite comprising of toilet, pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a hand held shower attachment.





Stairs leading to the Second Floor Landing
Fitted carpet and doors opening to bedroom 1 & the airing cupboard.

Bedroom 1

3.08m (max) x 3.65m (max)

Fitted carpet, UPVC double glazed dormer window to the front aspect, radiator and doors opening to eaves storage, a built in wardrobe and the en-suite shower room.

En-suite

1.72m x 1.57m

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, tile splash backs, suite comprising of toilet, pedestal wash basin with hot & cold taps and a mains fed shower with a hand held attachment set into a cubicle enclosure.

Outside

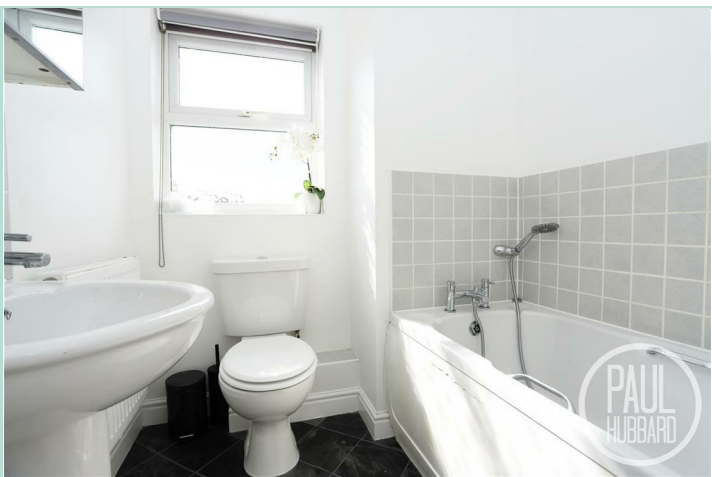
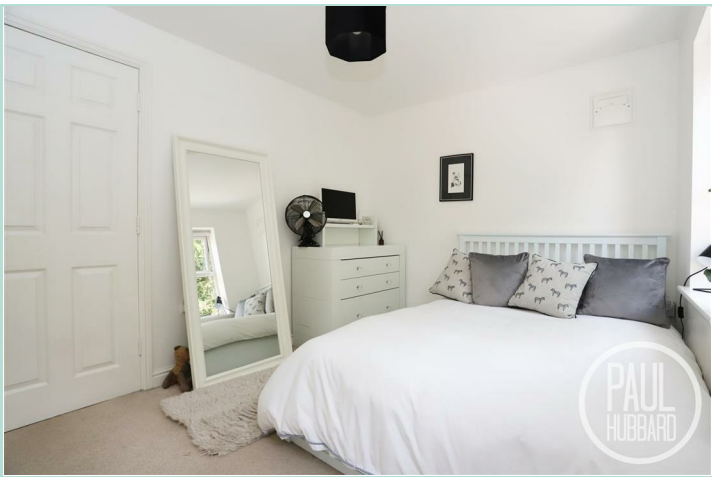
A pathway at the front of the property leads to the entrance, flanked by a well-maintained lawn. The garage, situated in a block, provides convenient parking right in front. Gated access to the rear garden is provided.



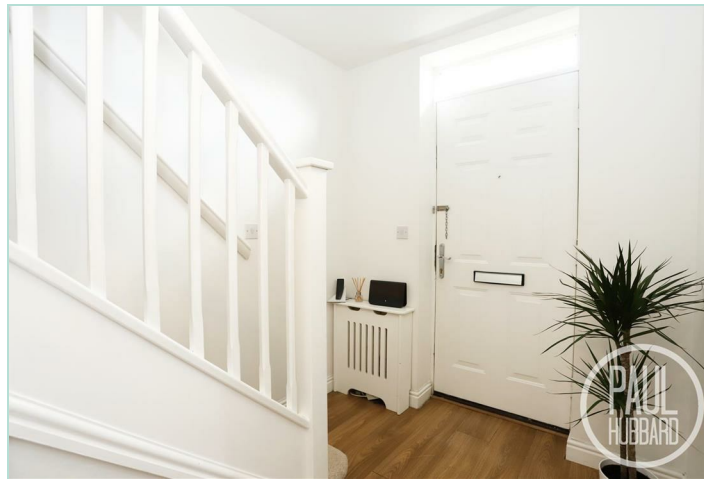
The rear garden is a delightful space featuring laid lawn, a paved area ideal for outdoor dining and a charming timber summerhouse with double doors. The entire garden is beautifully enclosed by mature plants and shrubs, creating a private, unobstructed oasis.








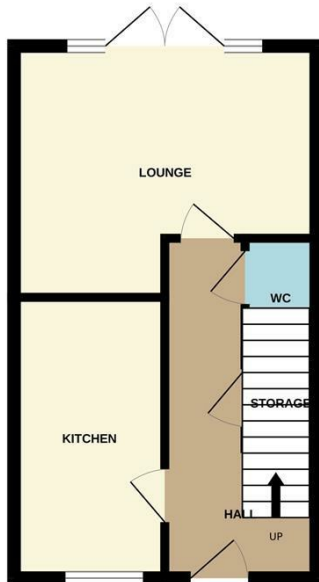




Tenure: Freehold
 Council Tax Band: B
 EPC Rating:
 Local Authority: East Suffolk Council

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

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



HOLYSTONE WAY, CARLTON COLVILLE
 TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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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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