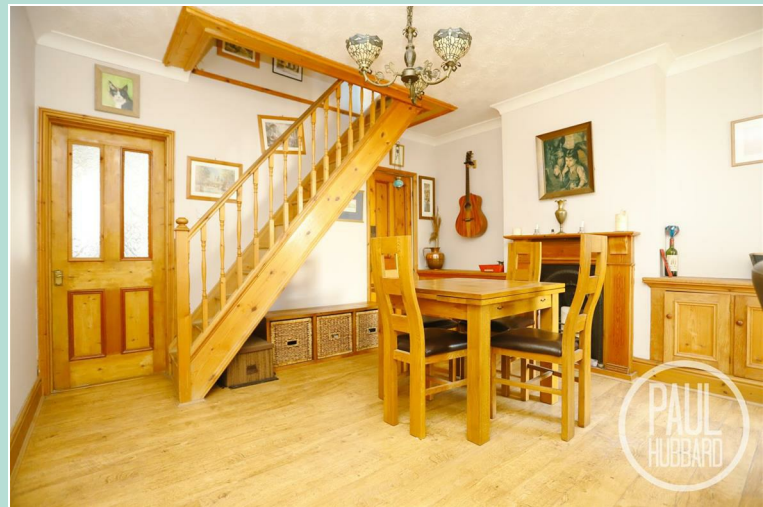
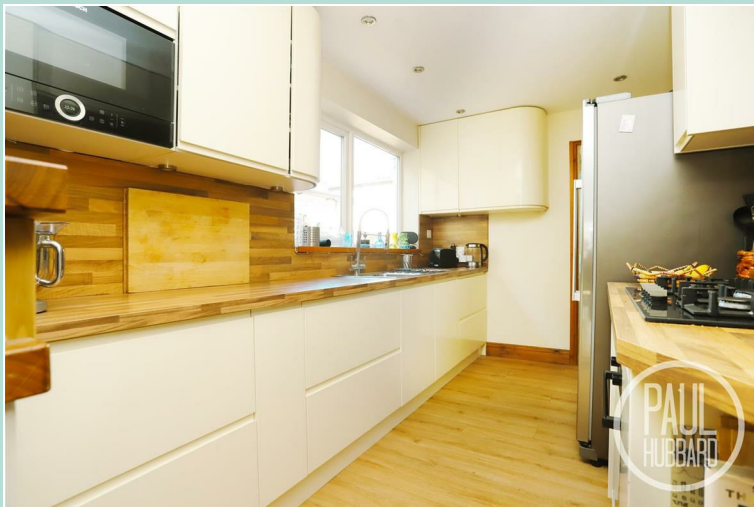


£220,000  
Asking Price



## Carlton Road Lowestoft, NR33 0RP

- Bay fronted family home
- Set over 3 floors
- 2 separate bedrooms
- Courtyard plus balcony area
- Modern gas combi boiler still in warranty
- Open plan kitchen/ diner
- Utility area
- Ground floor shower room & first floor bathroom
- Close to local amenities, shops & schools
- Great transport links nearby





### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Porch Entrance

1.79 x 0.83

UPVC entrance door to the front aspect, fitted carpet, consumer unit and a door opening to the sitting room.



### Sitting Room

5.10 x 3.00

Exposed flooring, UPVC double glazed bay window, period open fireplace, radiator and a door opening to the dining room.

### Dining Room

2.89 x 3.88

Wood flooring, vertical radiator, under-stair storage cupboard, feature period fireplace, stairs leading to the first floor landing, an opening leads through to the kitchen and a UPVC door opens to the courtyard.

### Kitchen

3.64 x 2.24

LVT flooring, UPVC double glazed window to the side aspect, spotlights, units above & below, laminate work surfaces, laminate splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, 5 ring gas hob & extractor hood, space for an American styler fridge freezer and an opening leads through to the lobby.



### Utility Room

2.19 x 0.89

LVT flooring, UPVC double glazed window to the side aspect, a laminate work surface, space for a washing machine and a door opens to the bathroom.

### Shower Room

2.31 x 2.19

Tile flooring, UPVC double glazed window to the side aspect, heated towel rail, toilet, pedestal wash basin with a mixer tap, a walk-in mainsfed shower and glass shower doors.

### Stairs leading to the First Floor Landing

A rubber staircase leading to fitted carpet and doors opening to bedrooms 1-2, a storage cupboard and the stairs to the attic room.

### Bedroom 1

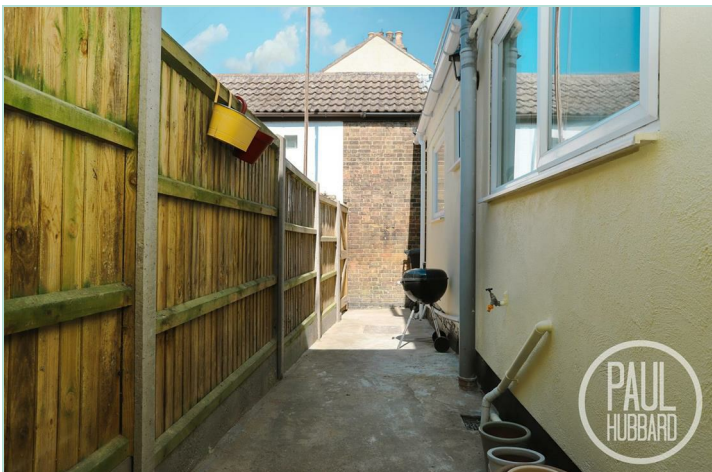
4.62 x 3.61

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

### Bedroom 2

3.95 x 2.45

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens into the bathroom.





### Bathroom

3.63 x 2.25

Steps down to the bathroom which features LVT flooring, loft access, spotlights, gas combi boiler, toilet, wash basin set into a vanity unit with a mixer tap, LED touch mirrors, a panelled bath with a mixer tap & a handheld attachment, a walk-in mains fed shower with both handheld & rainfall heads, glass shower screens, aqua board wall panels, heated towel rail and UPVC French doors open to the balcony.

### Balcony

4.21 x 2.53

A decked balcony area partially facing southwest, perfect space for seating or relaxing a sun trap with glass & metal balustrades.

### Stairs leading to the Attic Room

4.37 x 3.72

A timber staircase opens to the attic room with features fitted carpet and a Velux window.

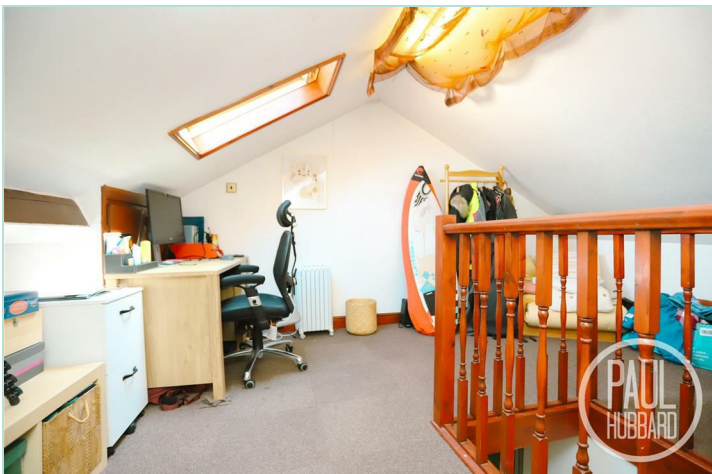
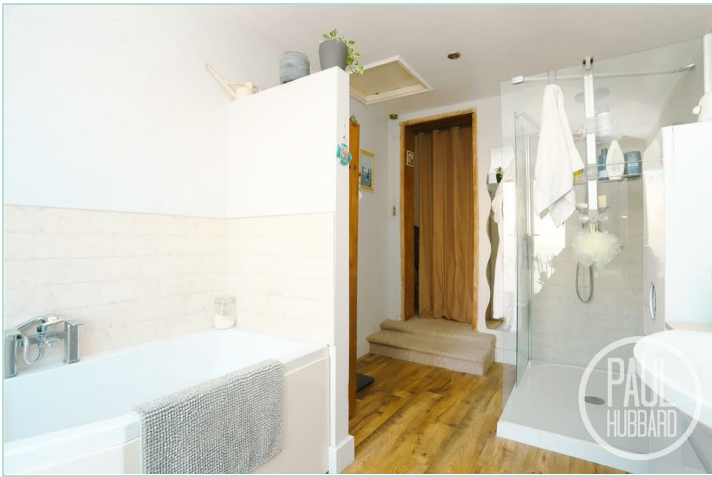
### Outside

A paved front garden with the main entrance door positioned at the front beneath a sheltered storm porch.

To the rear, a small courtyard offers useful storage space, complete with an outdoor tap. There is also room for a small table and chairs, if desired, along with gated access at the rear.

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







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

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>83</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>66</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



CARLTON ROAD

Whilst every attempt has been made to ensure the accuracy of the European contained here, measurement of floor, window, frame and any other data and appropriate and no responsibility is taken for any error, omission or any statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The values, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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