



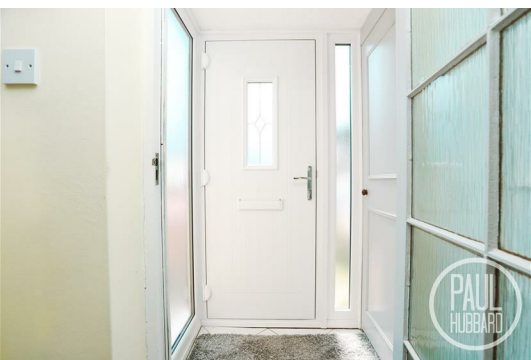
15 Lucerne Close

Carlton Colville, Lowestoft, NR33 8RB

Asking Price £180,000



Tucked away in a quiet cul-de-sac in the popular village of Carlton Colville, this well-presented two-bedroom home offers an ideal opportunity for first-time buyers, downsizers or investors. The property features a spacious open-plan lounge/diner, a well-equipped kitchen, gas central heating and UPVC double glazing throughout. Outside, there is ample off-road parking, an en bloc garage and a beautifully maintained, low-maintenance rear garden with multiple seating areas, perfect for relaxing or entertaining. Conveniently located close to local amenities, shops and schools, this attractive home combines comfortable living with a sought-after location.



Location - Carlton Colville

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.

Porch 4'8" x 3'0" (1.44 x 0.93)

Composite entrance door (brand new 2026) to the front aspect, tile flooring, built-in storage cupboard (perfect for storing coats & shoes), dual aspect UPVC double glazed obscure windows and a door opening into the lounge/ diner.

Lounge/ Diner 21'6" max x 12'2" max (6.56 max x 3.72 max)

Fitted carpet, dual aspect UPVC double glazed windows, x2 radiators, built-in storage cupboard, stairs to the first floor, a doorway opening leads through to the kitchen and a UPVC door opens to the rear garden.

Kitchen 9'10" x 7'2" (3.02 x 2.19)

Vinyl flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, gas combi boiler, stainless steel extractor hood, space for an oven, fridge-freezer & washing machine and an opening to the under-stair storage cupboard.

Stairs leading to the First Floor Landing 12'0" x 10'1" (3.67 x 3.08)

Fitted carpet, loft access and doors opening to the bedrooms & bathroom.

Bedroom 1 12'0" x 10'1" (3.67 x 3.08)

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens to the built-in wardrobe.

Bedroom 2 10'7" x 8'4" (3.24 x 2.56)

Fitted carpet, radiator and x2 Velux windows.

Bathroom 6'5" x 6'4" (1.98 x 1.95)

Vinyl flooring, Velux window, heated towel rail, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap & a handheld shower attachment and tile splash backs.

Outside

A neatly laid lawn fronts the property, beside a brick-weave driveway providing off-road parking. A pathway leads to the front of the home, with steps rising to the main entrance door. An outside light completes the entrance. To the side of the property is a communal car park offering two allocated parking spaces, together with an enbloc garage, which benefits from a new roof in 2025.

The beautifully maintained rear garden features a low-maintenance artificial lawn and multiple patio seating areas, ideal for outdoor dining and entertaining. Additional benefits include an outside tap, power sockets and exterior lighting. Raised, well-stocked borders are planted with a variety of mature shrubs, plants and flowers, while a large timber storage shed provides excellent storage. The garden is fully enclosed by panel fencing, offering a good degree of privacy, with gated rear access.

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.

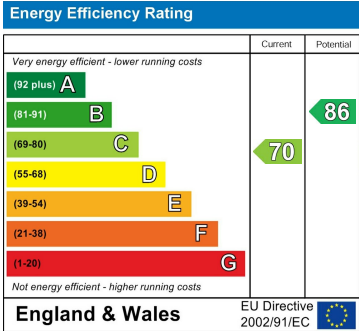
Area Map



Floor Plans



Energy Efficiency Graph



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