

£450,000  
Asking Price



## Rushton Drive

Carlton Colville, NR33 8GB

- Well presented detached family home
- 4/ 5 double bedrooms
- Double garage & off road parking for multiple vehicles
- Separate heating control downstairs & upstairs
- Multiple reception rooms
- Gorgeous galleried landing
- Good size master suite with en-suite shower room
- Great transport links nearby
- Close to local amenities shops & schools
- Gas central heating





### 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

Composite entrance door to the front aspect, wood flooring, radiator, UPVC double glazed window to the front aspect, stairs leading to the first floor landing and doors opening to the cloakroom, sitting room, reception room, kitchen, home office & a storage cupboard.

### Cloakroom

1.94 x 0.88

Wood flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, pedestal wash basin with hot & cold taps and a tile splash back.



### Sitting Room

6.23 x 3.62

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, fireplace, French doors open into a reception room and UPVC French doors & double glazed windows to the rear aspect.



### Reception Room / Extra Bedroom

3.55 x 3.01

Access from the entrance hall & sitting room, this versatile space comprises wood flooring, UPVC double glazed window to the rear aspect and a radiator.

### Home Office

3.34 x 1.94

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

### Kitchen

4.15 max x 3.41 max

Tile flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, gas hob & extractor hood, integrated dishwasher & fridge, spotlights and an opening leads through to the dining room.

### Dining Room

3.36 x 2.49

Tile flooring, dual aspect UPVC double glazed windows, radiator, spotlights and doors opening into the utility room and out to the rear garden.





### Utility Room

2.50 x 2.09

Tile flooring, UPVC double glazed window to the front aspect, loft access, spotlights, extractor fan, units above & below, laminate work surface, tile splash backs, gas boiler, inset stainless steel sink & drainer with hot & cold taps, space for a washing machine & an American style fridge- freezer.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the front aspect, loft access, radiator and doors open to bedrooms 1-4, the shower room & an airing cupboard (housing the water cylinder).



### Bedroom 1

4.39 max x 3.61 max

Fitted carpet, UPVC double glazed window to the rear aspect, built-in double wardrobes and a door opens to the en-suite shower room.

### En-suite Shower Room

2.11 x 2.04

Vinyl flooring, heated towel rail, UPVC double glazed obscure window to the rear aspect, tiled walls, extractor fan, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a double width cubicle.

### Bedroom 2

4.39 max x 2.52 max

Fitted carpet, UPVC double glazed window to the front aspect, spotlights, built-in double wardrobes and a radiator.

### Bedroom 3

3.70 x 3.00

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

### Bedroom 4

3.68 x max 3.14 max

Fitted carpet, UPVC double glazed window to the rear aspect, built-in double wardrobes and a radiator.



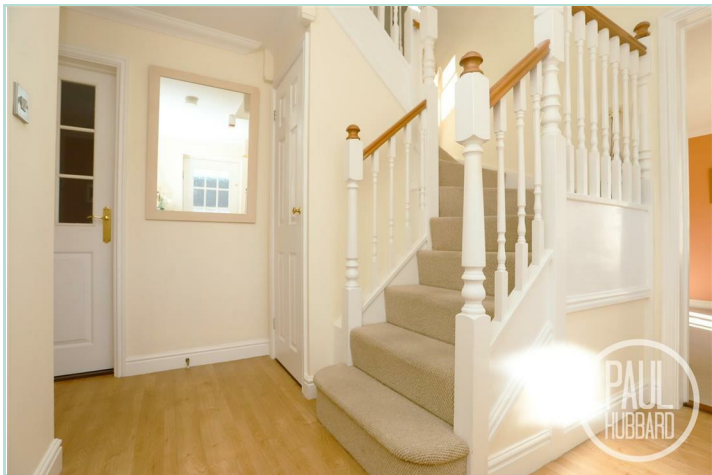
### Bathroom

2.04 x 2.04

Vinyl flooring, heated towel rail, UPVC double glazed obscure window to the rear aspect, tiled walls, extractor fan, toilet, pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap, a hand-held shower attachment and a mains-fed shower set above.







### Outside

The front of the property features an attractive garden with slate chippings, established plants and shrub borders, and a pathway leading to the main entrance door sheltered by a storm porch. To the side, a brick weave driveway provides generous off-road parking for multiple vehicles and leads to the double garage. Gated access is available to the rear garden.

The rear garden is mainly laid to lawn and beautifully bordered with mature plants and shrubs, complemented by patio areas offering multiple spots for outdoor seating and relaxation. Additional features include an outdoor tap, exterior lighting, a timber storage shed, and pedestrian access to the garage. The garden is fully enclosed by panel fencing, ensuring a private and secure outdoor space.

### Garage

5.43 x 5.32

A spacious double garage with light and power, twin up-and-over doors, and additional boarded storage space above. The garage also offers fitted work surfaces ideal for workshop use, space for further utilities such as a tumble dryer, and convenient pedestrian access from the rear garden.

### 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.





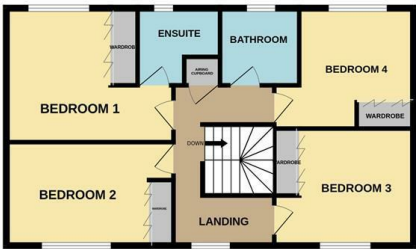
Tenure: Freehold  
Council Tax Band: E  
EPC Rating: TBC  
Local Authority: East Suffolk Council

| 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<br>2002/91/EC |

GROUND FLOOR



1ST FLOOR



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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