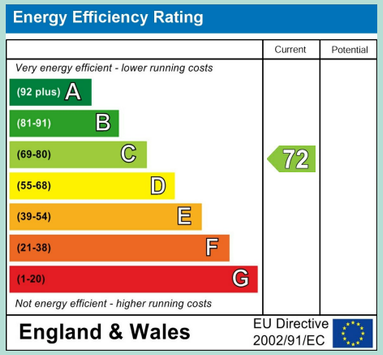
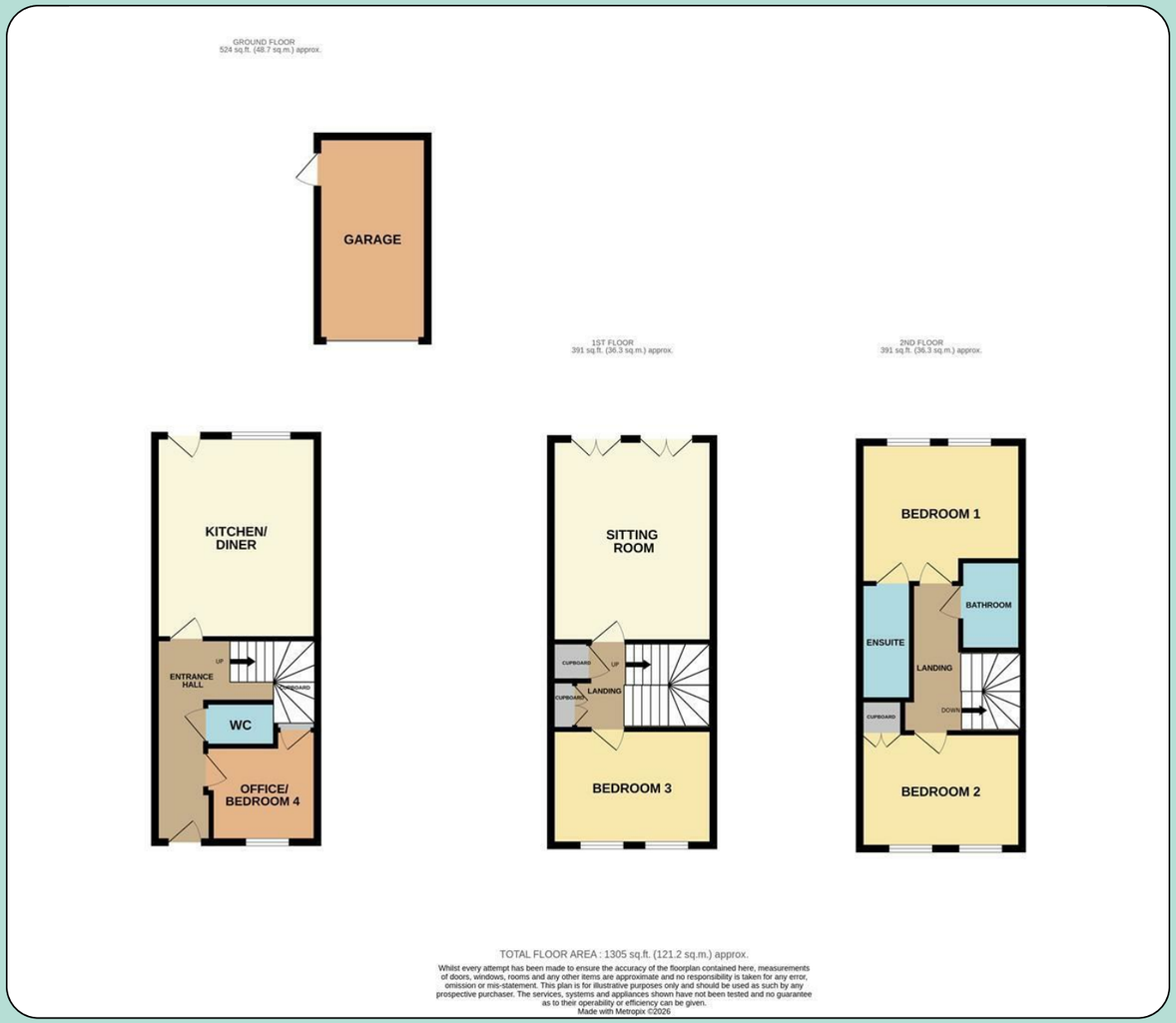
Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council











Dorley Dale

Carlton Colville, NR33 8US

- Popular Carlton Colville location
- 4 Separate bedrooms
- Set across 3 floors
- Off road parking for multiple vehicles
- South facing rear garden
- Nestled in a cul de sac
- Separate garage
- Master bedroom with en-suite
- Close to local amenities
- Ground floor WC

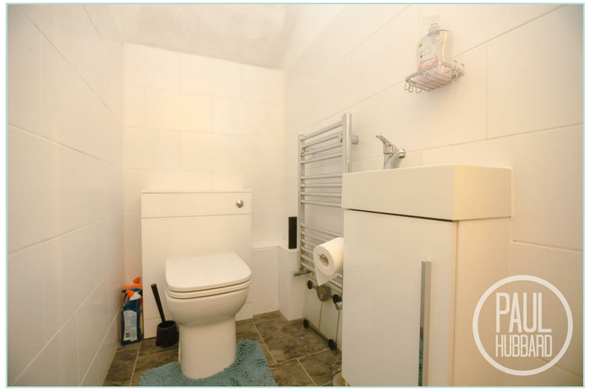
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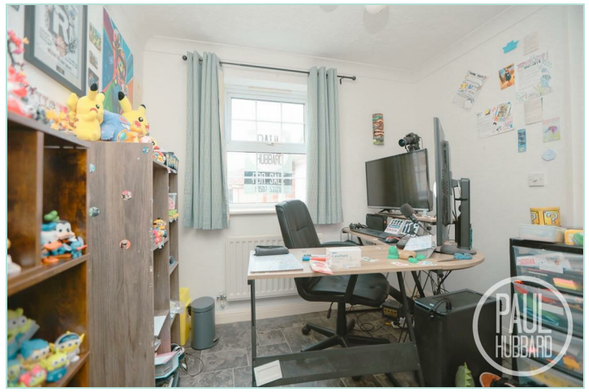
e - info@paulhubbardonline.com t - 01502 531218

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

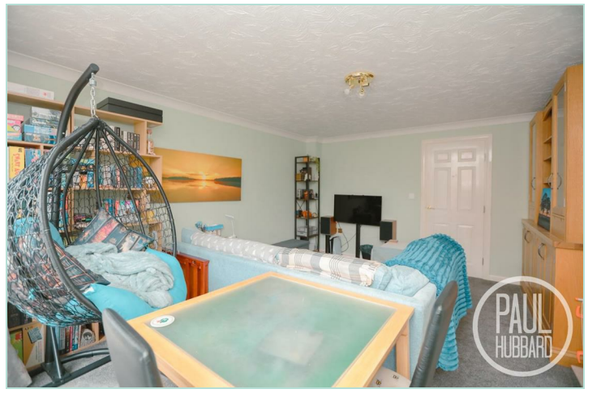
Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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









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
Door to the front aspect, vinyl flooring throughout, radiator, stairs to the first floor landing and doors opening to an office space/bed 4, WC and kitchen/diner.

Office/Bedroom 4
2.63m max x 2.62m max
Currently being used as a home office but has the potential to be used as a 4th bedroom, comprising a UPVC double glazed window to the front aspect, vinyl flooring throughout, radiator and door opening to a built in storage cupboard.

WC
1.64m x 1.03m
Vinyl flooring throughout, part tile walls, a heated towel rail, slimline vanity unit with inset hand wash basin and toilet.

Kitchen/Diner
4.76m x 3.79m
A sizeable room with UPVC double glazed window and door to the rear aspect opening into the garden, vinyl flooring throughout, part tile walls, radiator, units above and below, laminate work surfaces, stainless steel sink with drainer, extractor fan, Rangemaster oven, space for appliances including a washing machine, dishwasher and fridge/freezer.

First Floor Landing
Carpet flooring throughout, stairs leading to the second floor landing and doors opening to the sitting room, bedroom 3 and multiple storage cupboards- one of which houses the water tank.

Sitting Room
4.76m x 3.81m
x2 UPVC double glazed French doors to the rear aspect, carpet flooring throughout, an electric fire and radiator.

Bedroom 3
3.81m x 2.72m
x2 UPVC double glazed windows to the front aspect, carpet flooring throughout and x2 radiators.

Second Floor Landing
Carpet flooring throughout, loft hatch and doors opening to the bathroom and bedrooms 1-2.

Bathroom
2.09m x 1.44m
Tile walls, vinyl flooring, toilet, vanity unit with inset hand wash basin, a heated towel rail and bath with mains fed rainfall shower with handheld attachment above.

Bedroom 1
3.81m x 3.31m max
x2 UPVC double glazed windows to the rear aspect, carpet flooring throughout, x2 radiators and door opening to the en-suite.

Ensuite
2.73m x 1.21m
Tile walls, vinyl flooring, a heated towel rail, vanity unit with inset hand wash basin and toilet with hidden cistern, mains fed rainfall shower with handheld attachment, enclosed within a glass and tiled cubicle.

Bedroom 2
3.81m x 2.75m
Located at the front of the property, comprising x2 UPVC double glazed windows, carpet flooring throughout, x2 radiators and double doors opening to a built in cupboard.

Garage
4.97m x 2.58m
A brick built garage with up and over door to the front aspect, door to the side aspect, loft space, light and power inside.

Outside
To the front of the property an easily maintained garden and driveway to the side aspect with space for multiple vehicles and leads up to the garage and timber gate opening to the rear garden.

To the rear a fully enclosed, south facing laid lawn garden with patio seating area and greenhouse.

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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

