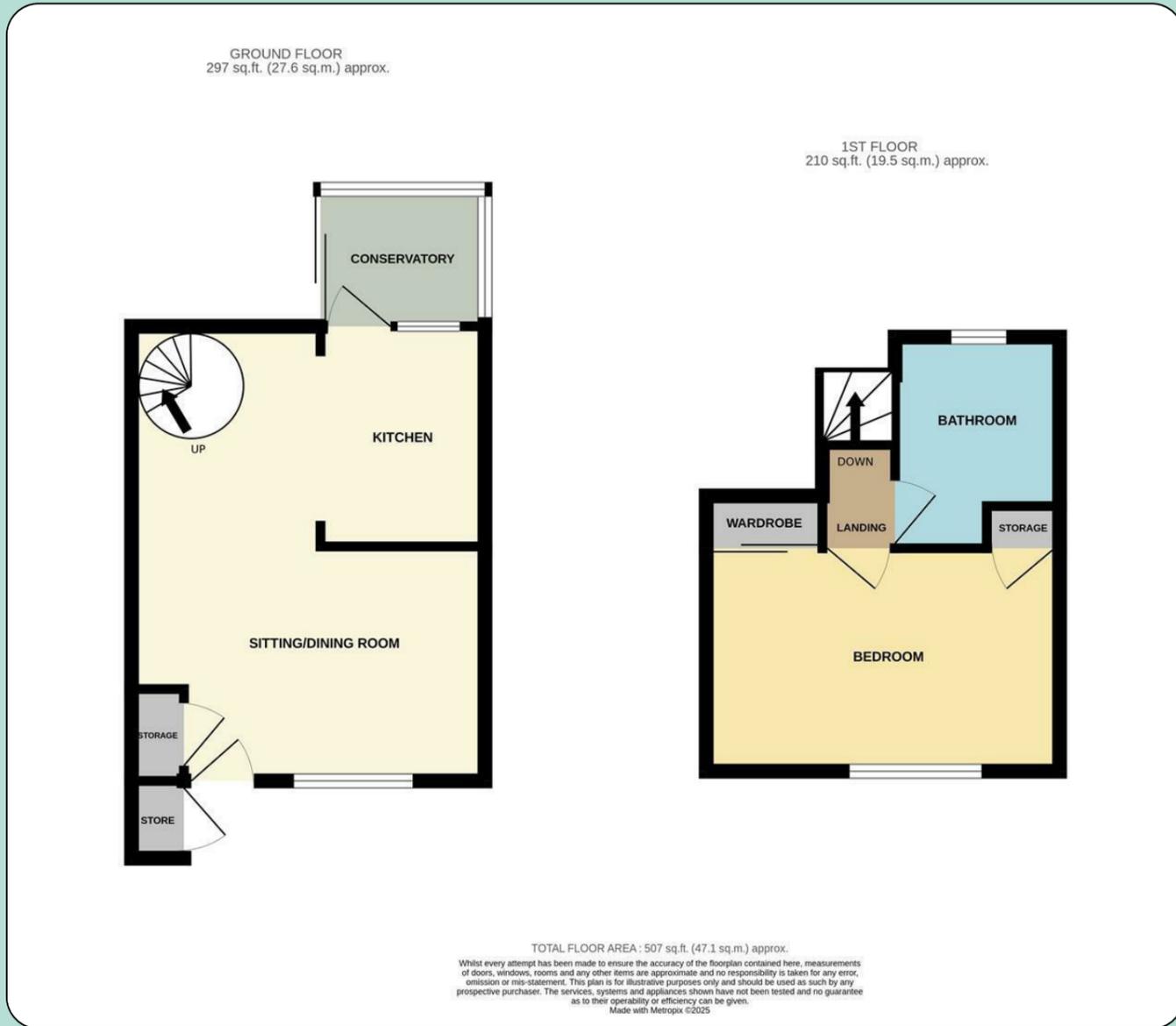


Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: C  
 Local Authority: East Suffolk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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 2002/91/EC

**£135,000**  
 Asking Price



**Harebell Way**  
 Suffolk, NR33 8NL

- **\*\*CHAIN FREE\*\***
- End-terrace with side access
- Spacious sitting/dining room
- Fitted kitchen and conservatory
- Off-road parking
- Enclosed rear garden
- Fantastic chance to create your ideal home in a popular location
- Close to local amenities and transport
- Quiet, sought-after Carlton Colville location
- Ready to customise & make your own

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

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 01502 531218  
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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 and 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

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### 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.

### Sitting room/ diner

4.28m x 2.84m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, a storage cupboard, X2 radiators, stairs leading to the first floor landing and an opening to the kitchen.

### Kitchen

4.27m x 2.59m

UPVC double glazed window to the rear aspect, tiled flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated extractor fan, space for an oven and fridge/freezer, wall mounted gas boiler and a door opens to the garden room.

### Garden room

2.20m x 1.66m

Windows surround, sliding doors to the side aspect, tiled flooring throughout and space for a washing machine.

### Stairs leading to the first floor landing

Carpet flooring throughout, doors opening to the bathroom and bedroom.

### Bedroom

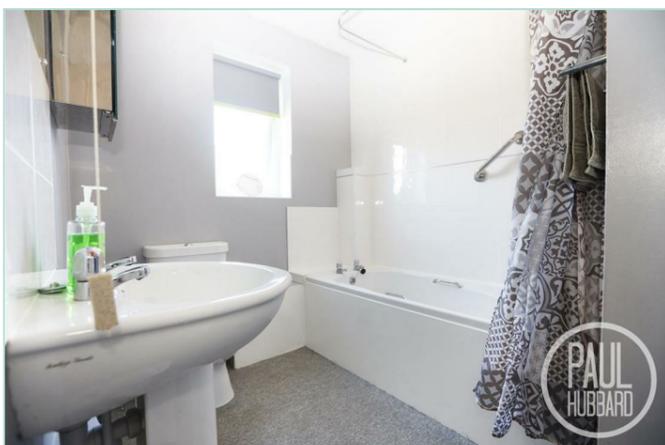
4.29m x 2.73m

UPVC double glazed window to the front aspect, laminate flooring throughout, space for a double bed, a radiator and doors opening to a wardrobe and storage cupboard.

### Bathroom

2.54m x 1.94m

UPVC double glazed obscure window to the rear aspect, carpet flooring throughout, bath with overhead shower, toilet, pedestal wash basin and a heated towel rail.



### Outside

To the front, a set of sloped steps leads up to the main entrance door, accompanied by a storage cupboard with electricity for added practicality. The garden features a mix of stone area, laid lawn, and established trees and shrubs, enhancing the kerb appeal. A driveway provides off-road parking, and gated access to the rear is available. The property is set on a generous corner plot, offering extra outdoor space and potential.

To the rear, the property features a well-maintained garden with a spacious patio area and a neatly laid lawn, ideal for relaxing or entertaining. A garden shed provides additional storage, while gated access to the front adds convenience. The garden is enclosed by a brick surround and complemented by a variety of plants, trees, and shrubs, creating a pleasant and private outdoor space.

### 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.

