



## 7 Carlton Square

Carlton Colville, Lowestoft, NR33 8JL

Guide Price £170,000



A semi-detached family home set within the sought-after village of Carlton, offering excellent potential for renovation and personalisation. The property benefits from gas central heating, UPVC double glazing, off-road parking and a generous, well-established rear garden. Internally, the accommodation includes a dual-aspect lounge/diner, fitted kitchen, two bedrooms with a versatile adjoining space, and a family bathroom. Externally, there is a driveway, front garden, brick-built outhouse and a private rear garden with lawn, patio areas, ornamental ponds and mature trees. Ideally located close to local amenities, shops and schools.



## 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

UPVC entrance door to the front aspect, radiator, UPVC double glazed window to the side aspect, doors opening to the lounge/ diner & kitchen, stairs leading to the first floor landing and an under stair storage cupboard.

## Lounge/ Diner 18'5" max x 11'8" max (5.62 max x 3.58 max)

Laminate flooring, x2 dual aspect UPVC double glazed windows and x2 radiators.

## Kitchen 10'5" x 9'11" (3.19 x 3.04)

Vinyl tile flooring, UPVC double glazed window to the rear aspect, radiator, extractor fan, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, spaces for an oven, fridge-freezer & washing machine, under stair storage cupboard and a UPVC door opens to the rear garden.

## Stairs leading to the First Floor Landing

Exposed timber stair case leading to fitted carpet, UPVC double glazed window to the side aspect, loft access and door opening to the bedrooms & bathroom.

## Bedroom 1 12'2" max x 8'11" (3.71 max x 2.73)

Laminate flooring, UPVC double glazed window to the rear aspect, built-in cupboard (housing the gas combi boiler) and a radiator.

## Bedroom 2 15'4" x 9'1" (max either side of stud wall) (4.69 x 2.79 (max either side of stud wall))

The second bedroom is currently divided into two rooms by a stud wall but is legally considered one room. The space features fitted carpet, two UPVC double-glazed windows to the front aspect, a radiator, and a built-in double-door storage cupboard.

## Bathroom 8'0" x 5'6" (2.46 x 1.68)

Tile flooring, dual aspect UPVC double glazed obscure windows, extractor fan, radiator, tile splash backs, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and an electric shower set above.

## Outside

The front driveway provides off-road parking, with gated access opening to a front garden laid mainly to lawn. A pathway leads to the main entrance door, with the added benefit of a timber storage shed and further gated access to the rear garden.

The rear garden is predominantly laid to lawn and features multiple patio seating areas, a shingle pathway, two ornamental ponds and mature trees, all fully enclosed by panel fencing to create a private and well-established outdoor space.

## Financial Services

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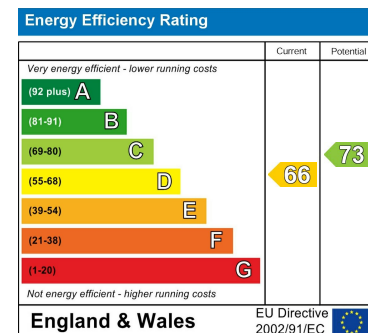
## Area Map



## Floor Plans



## Energy Efficiency Graph



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178-180 London Road South, Lowestoft, Suffolk, NR33 0BB

Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com