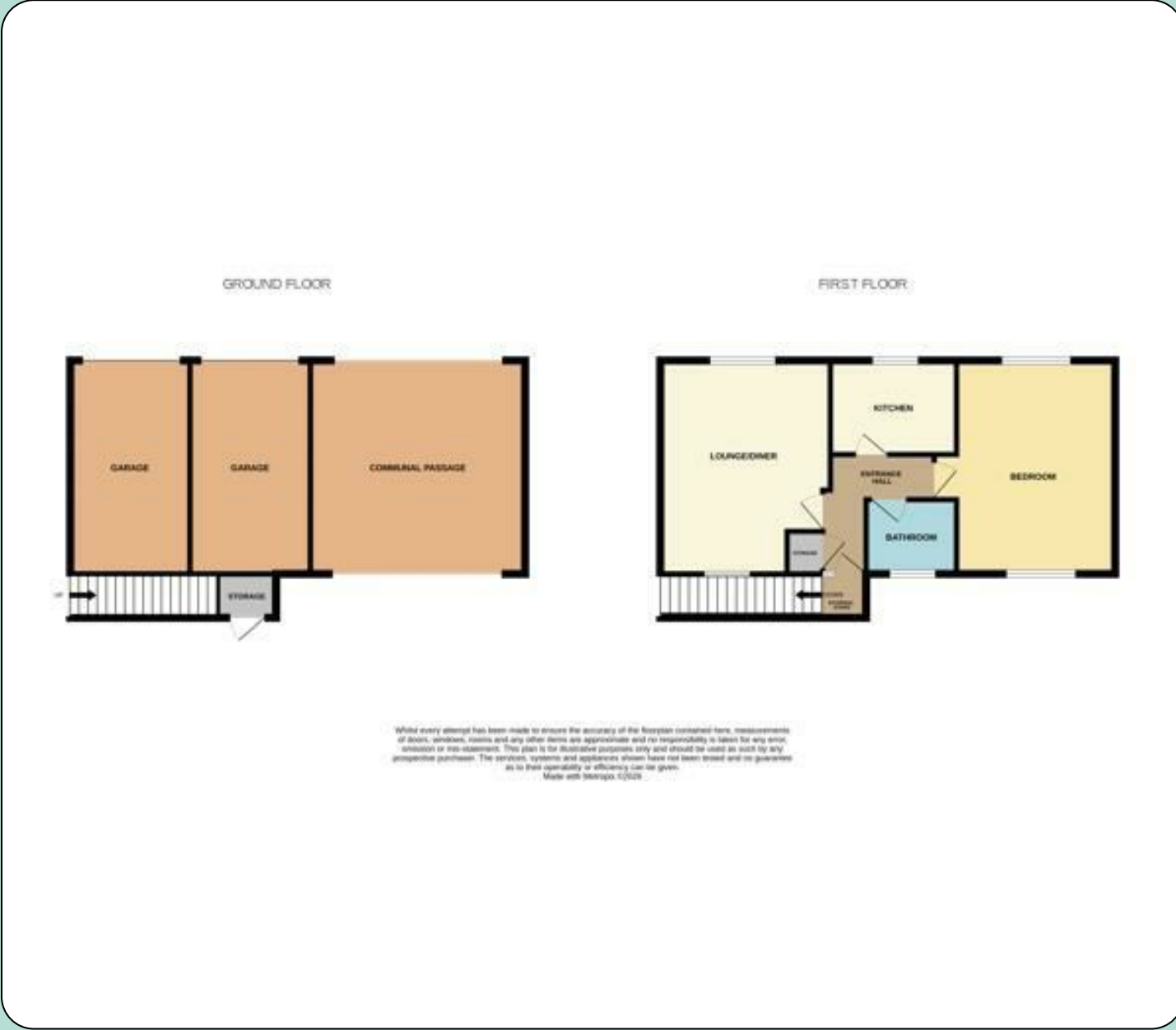


Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

**£130,000**  
 Asking Price



**Celandine Close**  
 Lowestoft, NR33 8EU

- CHAIN FREE Coach house maisonette
- Ground floor storage & garages
- Off road parking
- Private courtyard garden
- Welcoming entrance hall with newly fitted carpet
- Spacious double bedroom
- Gas central heating with combi boiler
- Tucked away on a sought after cul-de-sac
- Close to local amenities, shops & schools
- Great transport links nearby

Paul Hubbard Estate Agents  
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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, one of the gateways to the stunning Norfolk Broads. Carlton Colville benefits from a range of local amenities, including schools and supermarkets, whilst offering easy access to Lowestoft town centre. The area is also well served by regular bus routes providing convenient connections to Norwich and Beccles from early morning until late evening, making commuting, work, education and leisure travel straightforward. Lowestoft provides a central railway station together with a wider range of shopping, leisure and everyday amenities.

### Entrance Hall

Composite entrance door & double glazed obscure side panel to the front aspect (recently fitted with a 12 year warranty), newly fitted carpet, radiator, loft access (a great space with a pull down ladder, insulated & boarded with fitted storage bays and excellent lighting for the full length of the space) and doors opening a storage cupboard & all internal rooms.



### Lounge/ Diner

4.76 max x 3.71 max  
Fitted carpet, recently fitted x2 dual aspect UPVC double glazed windows, radiator and a gas fireplace.

### Kitchen

2.80 x 2.07  
Recently fitted UPVC double glazed window to the rear aspect, vinyl flooring, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, tile splash backs, space for an oven, fridge-freezer & washing machine and a gas combi boiler.



### Bedroom 1

4.09 max x 4.76 max  
Fitted carpet, recently fitted x2 dual aspect double glazed windows and a radiator.

### Bathroom

2.01 x 1.65  
Vinyl flooring, recently fitted UPVC double glazed obscure window to the front aspect, heated towel rail (connected to central heating), toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and part-tiled walls.



### Outside

The front garden is mainly laid to lawn and features a useful lockable storage cupboard, (housing the smart meter) ideal for gardening equipment. An external staircase leads to the property's private first-floor entrance. Beneath the property a wide coach house entrance gives vehicular access to the garages and parking areas with additional pedestrian access at the other end of the property. Where the property benefits from two off-road parking spaces and ownership of two garages, one of which is leased to a neighbouring property. Situated beyond the parking area, the private garden is accessed via a gated entrance and offers a low-maintenance paved courtyard, complete with a timber storage shed (vendor has advised this is strongly built & secure) suitable for storing garden tools, washing line, and a sheltered area beneath a timber canopy. Fully enclosed by panel fencing, the garden provides a private and secure outdoor space to relax and entertain.

### 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.

