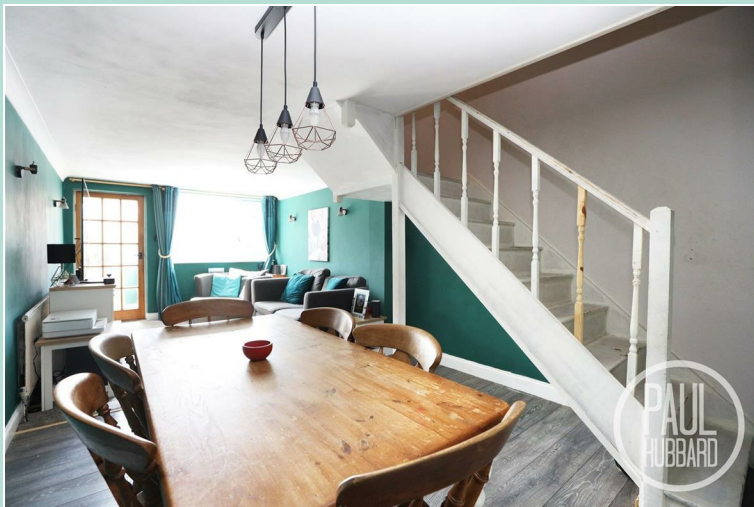


£190,000  
Asking Price



## The Street

Carlton Colville, NR33 8JP

- Quiet mid-terraced position
- 3 well-sized bedrooms
- Spacious sitting/dining room
- Ground floor family bathroom
- Neutrally decorated throughout
- Fitted kitchen with access to rear lobby
- Private rear garden
- Built-in storage cupboard for added convenience
- Opportunity to modernise and add personal touches
- Close to shops, schools, and local amenities

**PAUL  
HUBBARD**





### 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 porch

1.10m x 0.98m

UPVC double glazed windows to the front and side aspects, tile flooring throughout and a door opens to the sitting/ dining room.

### Sitting/ Dining room

7.13m max x 2.29m

Sitting room

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a cupboard housing the electrics.

Dining room

Vinyl flooring throughout, a radiator, stairs leading to the first floor landing and an opening to the rear lobby.



### Lobby

2.29m x 1.06m

Tiled flooring throughout, a radiator and doors opening to the bathroom and kitchen.

### Bathroom

2.25m x 1.70m

UPVC double glazed obscure window to the side aspect, tiled flooring throughout, a radiator, toilet, pedestal wash basin, jacuzzi bath with overhead shower and a radiator.



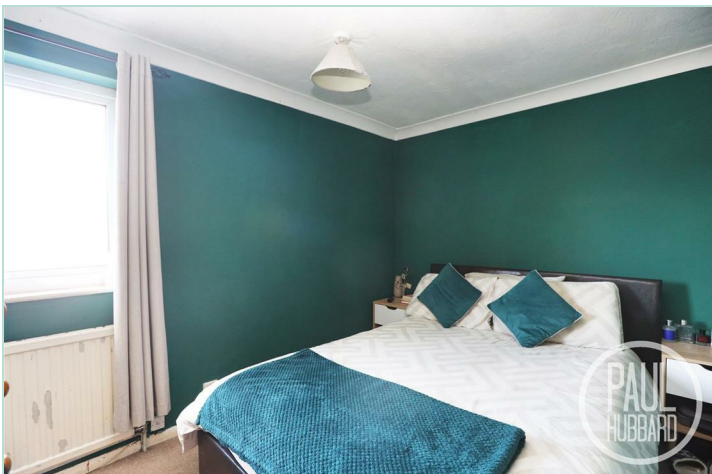
### Kitchen

3.68m x 2.29m

UPVC double glazed window to the rear aspect, tiled flooring throughout, part tiled walls, units above and below, laminate work surfaces, sink with drainer, integrated extractor fan, spaces for an oven, fridge/freezer, dishwasher, washing machine, a wall mounted gas combi boiler and a radiator.

### Stairs leading to the first floor landing

Carpet flooring throughout, loft hatch, doors opening to a storage cupboard and bedrooms 1-3.





### Bedroom 1

3.59m max x 2.41m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bedroom 2

3.45m x 2.16m

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

### Bedroom 3

3.44m x 1.82m

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



### Outside

A neatly presented laid lawn with an alleyway providing side access to the rear. The property also benefits from off-road parking and access to the entrance porch.

To the rear a well-maintained garden featuring a decking area, laid lawn, and a fenced surround for privacy. There is gated access to the front and a garden shed providing useful outdoor storage.

### 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.

### Agent note

Please be aware of the right of way benefiting the neighbouring property over the rear garden. For further information, kindly contact our office.

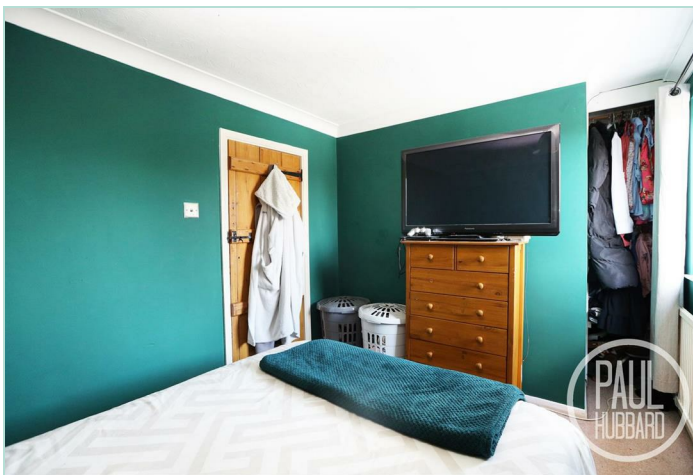
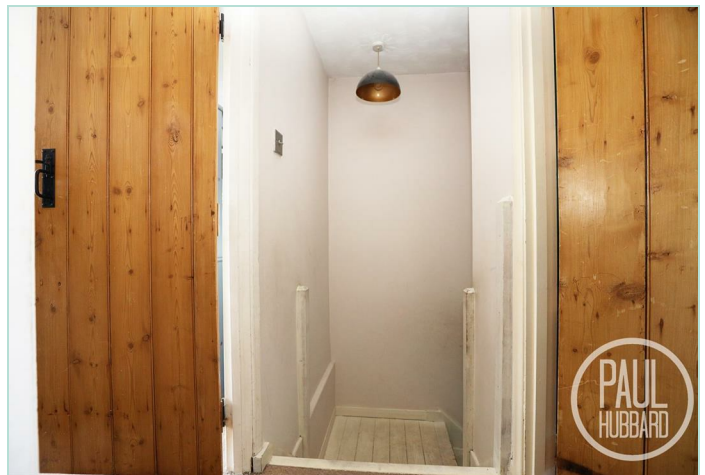
The boiler was installed in 2024.





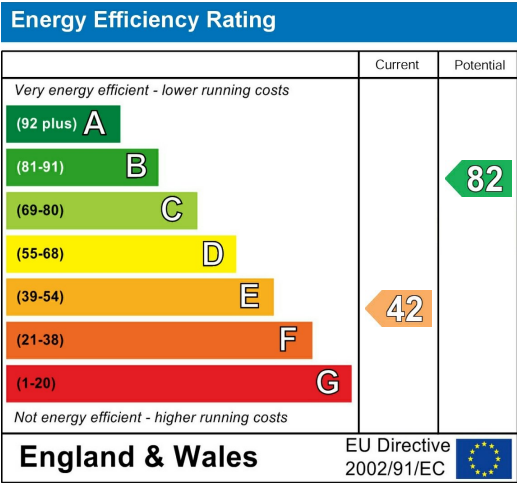








Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: E  
 Local Authority: East Suffolk



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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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