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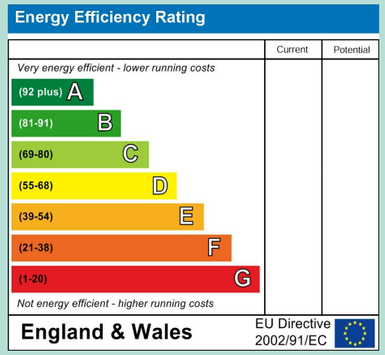
Tenure: Freehold
Council Tax Band: A
EPC Rating:
Local Authority: East Suffolk Council



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

The Street

Carlton Colville, NR33 8JW

- Spacious mid terrace home
- Off road parking
- Gorgeous large rear garden
- 2 receptions plus a bright conservatory
- Ground floor bathroom with claw foot tub
- Gas central heating
- 3 separate bedrooms
- Period features
- Close to local amenities, shops & schools
- In sought after Carlton Village

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218

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.

Porch
1.94m x 1.24m
Main entrance door opens into the porch which features fitted carpet, UPVC double glazed obscure window to the side aspect, space for storing coats & shoes and a UPVC door opens into the hallway.

Hallway
Exposed floorboards, radiator, stairs leading to the first floor landing and doors opening to the dining room & sitting room.

Dining Room
3.52m x 3.07m
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a period fireplace.

Sitting Room
4.57m x 3.63m
Exposed floorboards, radiator, period fireplace, feature archway windows, under-stair storage cupboard and an opening leads through to the kitchen.

Kitchen
4.26m x 2.71m
Tile flooring, x2 Velux windows, down lights, base units, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for a range cooker & a washing machine, radiator and opening leads through to the lobby, UPVC window to the rear aspect and a UPVC door opens into the conservatory.

Lobby
Radiator, a built-in storage pantry and a door opens into the bathroom.

Bathroom
2.72m x 1.59m
Vinyl flooring, UPVC obscure double glazed window to the side aspect, extractor fan, tiled walls, toilet, heated towel rail, pedestal wash basin with hot & cold taps and a free standing claw foot bath tub with a mixer tap & a hand-held shower attachment.

Conservatory
3.46m x 3.11m
Laminate flooring, UPVC double glazed windows and a UPVC door out to the rear garden.

Stairs leading to the First Floor Landing
Exposed floorboards, loft access and doors opening to bedrooms 1-3.

Bedroom 1
4.60m x 3.11m
Exposed & painted floorboards, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

Bedroom 2
3.67m x 2.21m
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3
3.06m x 2.27m
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Outside
At the front, a brick-weave driveway provides off-road parking, while a pathway leads up to the main entrance door, complemented by outdoor lighting.

The property boasts a beautiful and generously sized rear garden, mainly laid to lawn and enclosed by panel fencing. It features three timber storage sheds, a greenhouse, raised planters ideal for growing vegetables, and well-planted borders with a variety of shrubs and trees. A patio area offers the perfect spot for a table and chairs, with the added benefit of outdoor lighting and a water tap. The entire space has been carefully maintained and presents as a mature, established garden.

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.