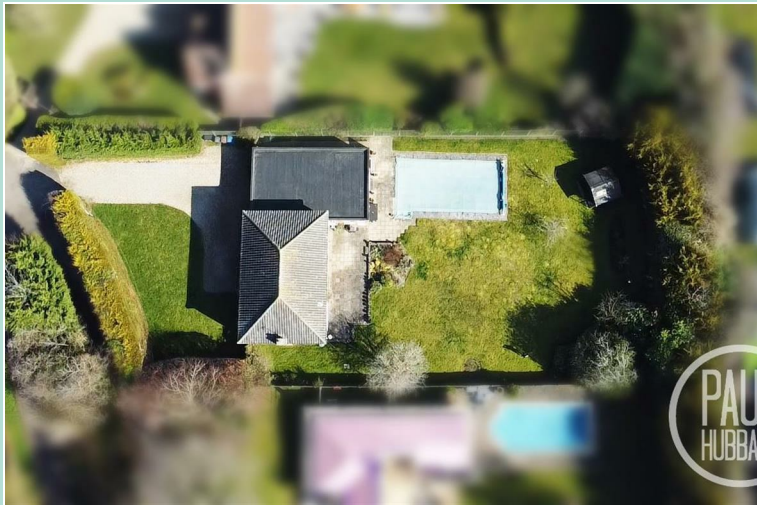


£500,000
Offers In Excess Of



Grove Road

Carlton Colville, NR33 8HR

- Stunning Detached Family Home on a Generous Plot
- Generous South-East Facing Garden – Perfect for relaxation and outdoor activities
- Private Swimming Pool – Ideal for entertaining and summer enjoyment
- CHAIN FREE
- Master Bedroom with En-Suite
- Ground Floor WC & First Floor Shower Room
- Double Garage & Ample Off-Road Parking
- Five Well-Proportioned Bedrooms
- Desired location- ONE NOT TO MISS
- Three Reception Rooms

**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 including nearby parks and a post office.

Entrance Hall

Entrance door and x2 obscure windows to the front aspect, laminate flooring throughout, radiator, stairs leading to the first floor landing and doors opening into the lounge, dining room, study/ bedroom 5, cloakroom and the kitchen.

Lounge

8.28 x 5.01

UPVC double glazed windows to the front and side aspect, carpet flooring throughout, x3 radiators and sliding doors opening to the rear garden.

Bedroom 5/ Study

2.93 x 2.15

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

Cloakroom

2.15 x 1.21

UPVC double glazed obscure window to the rear aspect, laminate flooring throughout, pedestal wash basin, vanity unit and toilet with hidden cistern.

Dining Room

4.99 x 4.04

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a door opens to the kitchen/ breakfast room.

Kitchen/ Breakfast Room

4.24 x 4.02

UPVC double glazed window to the rear aspect, vinyl flooring throughout, part tiled walls, units above and below, worksurfaces, stainless steel sink with drainer, radiator, double oven, grill & hotplate, space for dishwasher, fridge/freezer, fridge and door leads through to the rear lobby.

Lobby

Tile flooring throughout, radiator and doors open to the utility room, double garage, sitting room & out to the rear garden.

Utility Room

3.17 x 2.16

UPVC double glazed window and door to the side aspect, tile flooring throughout, base unit with stainless steel sink with drainer, wall-mounted gas boiler and a radiator.

Sitting Room

7.20 x 6.47

UPVC double glazed sliding doors to the rear aspect, carpet flooring throughout and x2 radiators.

Stairs leading to the First Floor Landing

Window to the front aspect, carpet flooring throughout, radiator, loft access hatch and doors opening to the airing cupboard (housing the water cylinder), the bathroom & bedrooms 1-4.

Bedroom 1

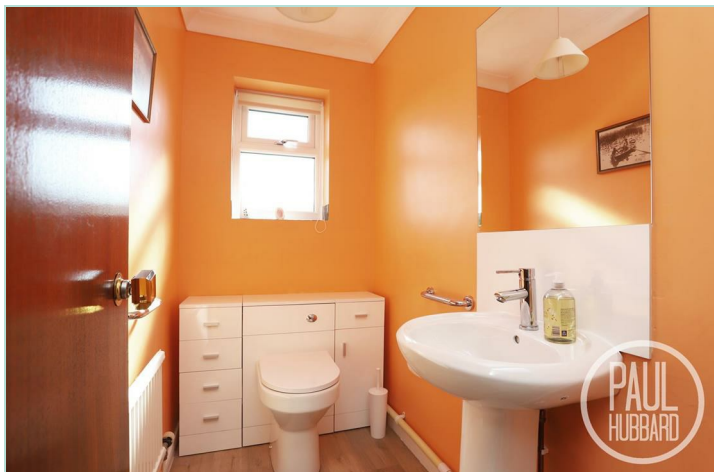
5.10 x 5.00

Window to the front aspect, carpet flooring throughout, radiator, fitted dresser & wardrobes and doors opening to the en-suite shower room & walk-in wardrobe.

Walk-in Wardrobe

2.91 max x 1.80 max

Carpet flooring throughout, ample storage space and a radiator.





En-suite Shower Room

2.90 max x 2.67 max

Window to the rear aspect, laminate flooring throughout, tiled walls, radiator, heated towel rail, dual vanities with storage, a toilet and a walk-in shower with a hand-held attachment and a glass door.

Bedroom 2

4.99 x 4.03

Window to the front aspect, carpet flooring throughout, fitted dresser and wardrobes and a radiator.

Bedroom 3

4.03 x 3.62

Window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 4

2.92 max x 2.41 max

Window to the rear aspect, carpet flooring throughout, fitted wardrobes and a radiator.



Bathroom

2.81 max x 2.91 max

Window to the rear aspect, laminate flooring throughout, tiled walls, bath with glossed panel finish, shower set within an enclosed glass cubicle, pedestal wash basin, a toilet, a built-in airing cupboard and a radiator.

Outside

To the front of the property, a stoned driveway leads to a spacious plot with a neatly laid lawn. A storm porch provides shelter at the entrance, with access to the double garage. The area is enclosed by fencing and hedges, offering privacy, while two gated access points lead to the rear garden. Outdoor lighting enhances the space, complemented by well-maintained plants and shrubs.

To the rear, the property boasts a beautifully maintained south-east facing garden, featuring a patio area and a laid lawn surrounded by mature plants, shrubs, and trees for added privacy. A fenced surround enhances security, while a charming summer house provides a relaxing retreat. The garden is well-equipped with a water tap, outdoor lighting, and a pathway leading to gated access at the front. A dedicated storage unit houses the pool pumps. Steps lead into a large swimming pool, starting with a shallow end and then deepens to a diving area, making it perfect for both relaxation and recreation. An ideal space for outdoor dining and hosting.

Garage

7.20 x 5.47

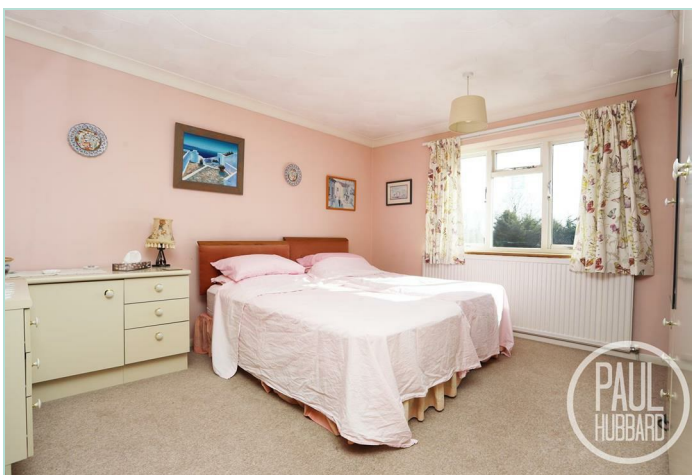
This excellent double garage features two electric doors, ample space, and is fully equipped with lighting and power, making it ideal for storage, vehicle parking, or use as a workshop.

Financial Services

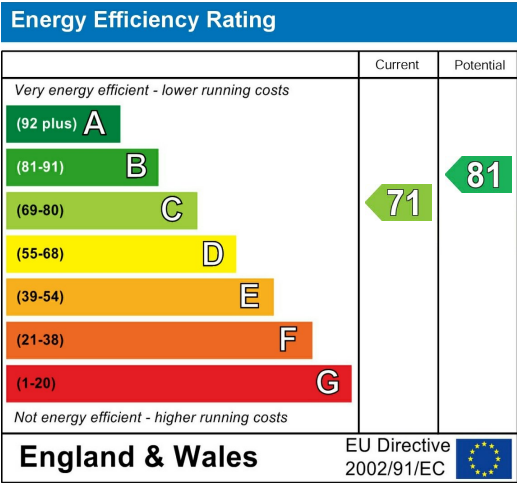
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.







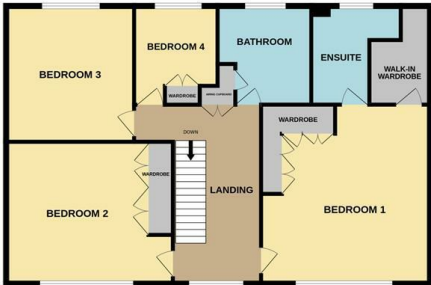
Tenure: Freehold
 Council Tax Band: F
 EPC Rating: C
 Local Authority: East Suffolk Council



GROUND FLOOR



1ST FLOOR



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