

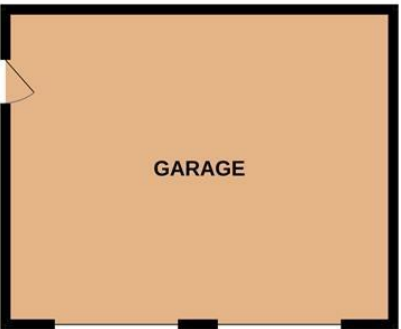
Tenure: Freehold  
Council Tax Band: D  
EPC Rating: D  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>66</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

£325,000  
Asking Price



SEAVERT CLOSE



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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Seavert Close  
Carlton Colville, NR33 8TX

- Well presented detached bungalow
- Off road parking & double garage
- 3 separate bedrooms
- Master bedroom with en-suite shower room

- Spacious sitting room with adjoining conservatory
- In a Sought after cul-de-sac in Carlton Colville
- South west facing rear garden
- Gas central heating
- Double glazing throughout
- Close to local amenities & shops



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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, 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, laminate flooring, built-in storage cupboard, radiator, loft access and doors opening to the sitting room, bedrooms 1-3 & the kitchen/diner.

### Bedroom 1

4.28 x 3.25

Fitted carpet, UPVC double glazed window to the side aspect, radiator, fitted wardrobes and a door opening to the en-suite shower room.

### En-suite Shower Room

3.28 x 0.90

Vinyl flooring, UPVC double glazed obscure window to the front aspect, toilet, wall-mounted wash basin with mixer tap, extractor fan, tiled walls, radiator and a mains fed shower set into a cubicle enclosure.

### Sitting Room

4.86 x 3.26

Fitted carpet, radiator, fireplace and sliding doors opening into the conservatory.

### Conservatory

3.40 max x 2.76 max

Laminate flooring, UPVC double glazed windows, wall heater and UPVC French doors opening to the rear garden.

### Bedroom 2

3.62 x 2.77

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and fitted wardrobes.

### Bedroom 3

3.78 x 2.56

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

### Bathroom

2.66 max x 2.14 max

Vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, tiled walls, built-in airing cupboard, toilet & wash basin set into a vanity unit with a mixer tap & a laminate surface, a panelled bath with a mixer tap and a handheld shower attachment.

### Kitchen/ Diner

3.42 x 3.60

UPVC double glazed window to the rear aspect, radiator, gas boiler, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, integrated dishwasher, space for a washing machine and a UPVC door opens to the rear garden.

### Outside

The front garden is mainly laid to lawn and bordered by a variety of decorative plants and shrubs, creating an attractive and welcoming approach. A pathway leads to the main entrance door, while to the side, a driveway provides access to a spacious double garage and offers off-road parking for multiple vehicles. Gated access leads through to the rear garden.

The rear garden is fully enclosed, featuring a lawn and patio area with mature shrub borders for added privacy. There is pedestrian access to the garage and an attached lean-to, ideal for storage or gardening purposes.

### Garage

A generous double garage with two up-and-over doors to the front, a pedestrian door to the side, and equipped with power and lighting—perfect for parking, workshop use, or additional 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.

