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Gisleham Road

, NR33 8DF

- Beautifully presented two-bedroom semi-detached house in Carlton Colville
- Stylish décor throughout with neutral tones and a modern finish
- Newly designed and finished to a high standard
- Spacious sitting room, kitchen, and dining room
- Contemporary ground floor shower room
- Off-road parking for multiple vehicles on a stoned driveway
- South-facing rear garden with lawn, patio, and raised flower beds
- Summer house – boarded, insulated, with light and power
- Two garden sheds with electrics, plus a workshop
- Offering modern living and excellent outdoor space

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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

Carpet flooring throughout, stairs leading to the first floor landing and doors opening to the sitting room and dining room.

Sitting room

5.13m x 3.61m to bay
UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side, carpet flooring throughout, X2 radiators, a wood burner and built in storage.

Dining room

5.13m x 2.42m
UPVC double glazed window to the side aspect, French doors to the rear, vinyl flooring throughout, a radiator, storage cupboard and an opening into the kitchen.

Kitchen

2.72m x 2.40m
UPVC double glazed window to the side aspect, vinyl flooring throughout, part tiled walls, units above and below, laminate work surfaces, sink with drainer, integrated oven, hob and extractor fan, spaces for a washing machine, tumble dryer and fridge/ freezer and a door opening to the rear lobby.

Lobby

1.72m x 0.90m
Vinyl flooring throughout, storage space, storage cupboard and a door opening to the shower room.

Shower room

2.41m x 2.11m
UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, vanity unit with inset sink, toilet with hidden cistern, walk in shower with glass screen and a heated towel rail.

Stairs leading to the first floor landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.

Bedroom 1

3.64m x 3.02m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, built in wardrobes, a storage cupboard, radiator and a door opening to a Jack and Jill WC.

WC

1.63m x 0.85m

Carpet flooring throughout, wall mounted hand wash basin and a toilet.

Bedroom 2

3.98m x 2.43m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and doors opening to a WC and a storage cupboard housing the boiler.

Outside

To the front, the property features a stoned driveway providing off-road parking for multiple vehicles, with brick wall frontage. There is gated access leading to the rear, along with an access door to the side of the property.

To the rear, the garden enjoys a desirable south-facing aspect and is mainly laid to lawn with a patio area, perfect for outdoor dining and entertaining. The garden is complemented by raised flower beds and a variety of mature plants, trees, and shrubs, the garden enclosed within fenced boundaries for privacy. Outdoor lighting enhances the space in the evenings.

Additional outbuildings include a summer house, which is boarded and insulated, and benefits from light and power. There are also two garden sheds, both with electrical supply, and a workshop featuring power, lighting, carpet flooring, and underlay, ideal for hobbies or additional storage.

Workshop

Carpet flooring throughout, light and power.

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.

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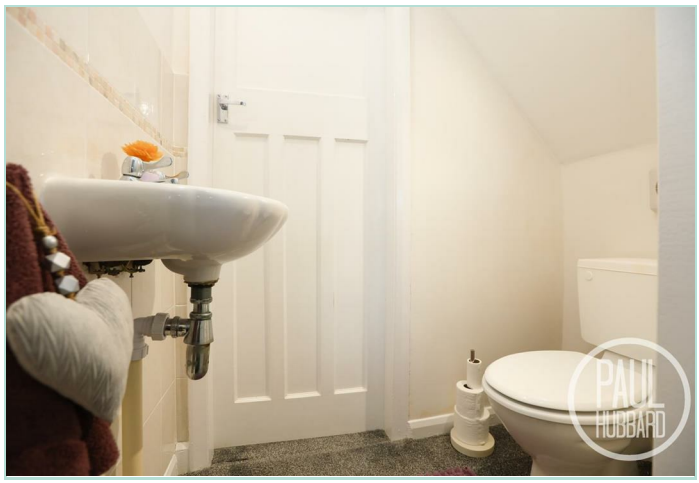
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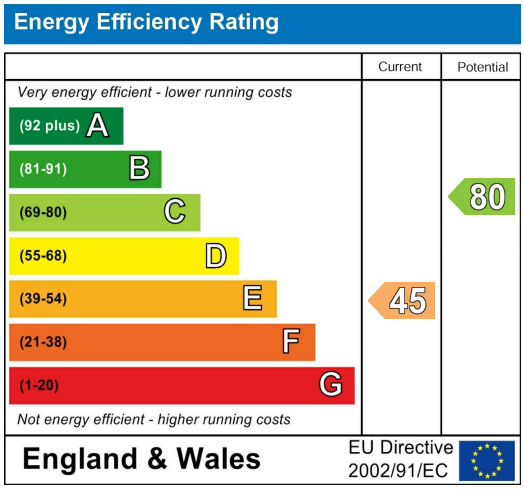
Tenure: Freehold
Council Tax Band: B
EPC Rating: E
Local Authority: East Suffolk



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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