www.paulhubbardonline.com

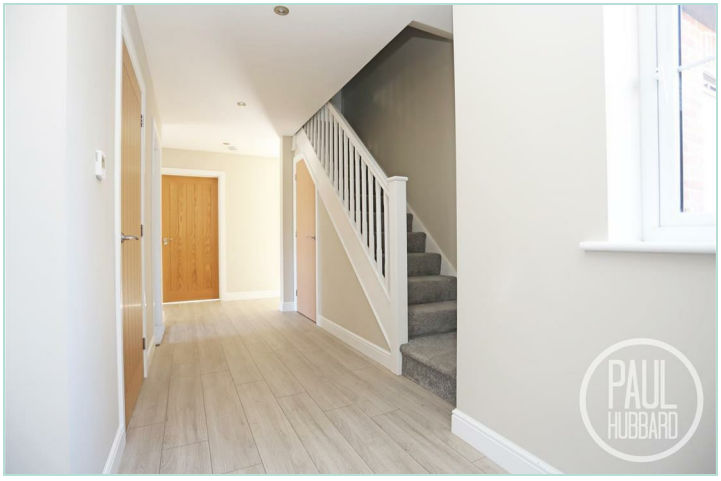
Beccles Road

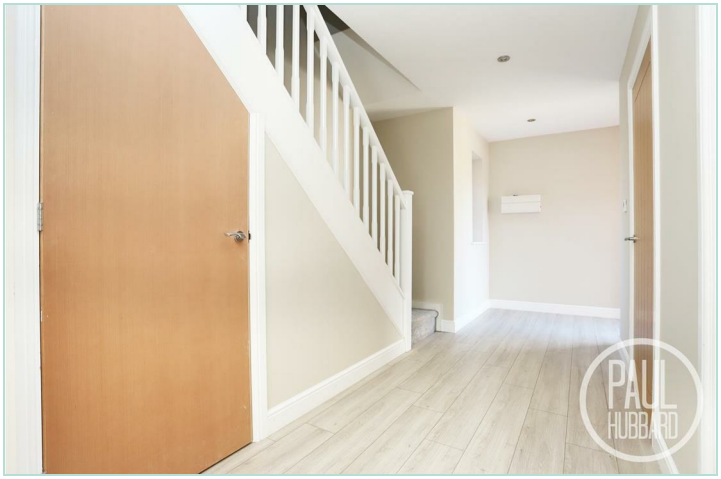
Carlton Colville, NR33 8HW

- Brand new, high-spec chalet bungalow
- Flexible layout: 2–4 bedrooms
- Stylish, modern finish throughout
- Air source heat pump & underfloor heating
- Open-plan kitchen/living/dining area
- Luxury bathrooms & en-suites
- Utility room with garden access
- Generous rear garden with patio
- Off-road parking & landscaped frontage
- Close to Carlton Marshes Nature Reserve, local shops & schools

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.

Entrance Hall

Composite entrance door, laminate flooring, spotlights, storage cupboard (housing air source heat pump), under-stair storage and stairs to the first floor.

Home Office/ Bedroom 3

4.50 x 3.30
Carpet flooring, UPVC window to the front aspect and underfloor heating.

Sitting Room/ Bedroom 4

6.23 max x 3.33 max
Carpet flooring, dual-aspect UPVC double glazed windows, underfloor heating and spotlights.

Family Bathroom

2.47 x 2.03
Luxury finish with tiled flooring, toilet, wash basin with mixer tap, back-to-wall bathtub with shower attachment, extractor fan and an obscure double glazed UPVC window to the side aspect.

Utility Room

2.04 x 1.97
Laminate flooring, base units, ceramic sink with mixer tap, laminate worksurface, plumbing for washing machine & tumble dryer, extractor fan and a UPVC door to the garden.

Open-Plan Kitchen/Living/Dining

6.82 max x 6.48 max
Laminate flooring, underfloor heating, spotlights, dual-aspect UPVC double glazed windows and French doors open to the garden. Fitted kitchen with units above & below, laminate work surfaces, integrated fridge/freezer, dishwasher, pull-out bins, range-style oven with electric hob and extractor hood.

Stairs to the First Floor Landing

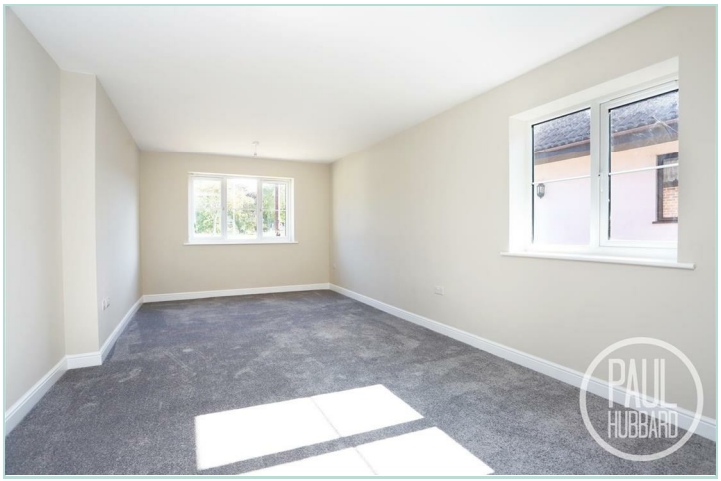
Carpet flooring, storage space and access to bedrooms 1 & 2.

Bedroom 1

4.41 x 4.21
Carpet flooring, dressing area, French doors to the rear aspect with a Juliette balcony, spotlights and x2 radiators.

Bedroom 1 En-Suite

2.21 x 2.17
Luxury shower room with tiled flooring, vanity basin, toilet, rainfall & handheld shower, Velux window, radiator and spotlights.



Bedroom 2

4.41 x 4.11

Carpet flooring, dressing area, front-aspect UPVC double glazed window, x2 radiators and spotlights.

Bedroom 2 En-Suite

2.48 x 2.19

Tiled flooring, vanity basin, toilet, rainfall & handheld shower, Velux window, radiator and spotlights.

Outside

The property will be completed with a landscaped frontage, creating an attractive first impression and providing convenient off-road parking.

To the rear, the garden is still in progress but will include a newly laid lawn and a smart patio area, designed to provide both a relaxing retreat and a great space for entertaining once finished.

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.

PAUL
HUBBARD

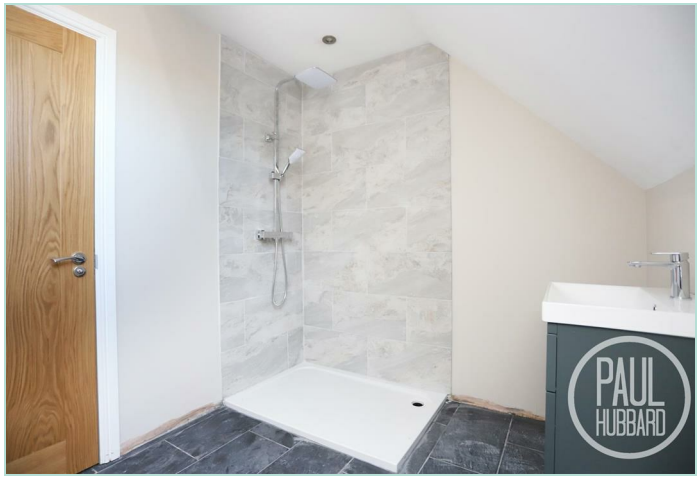
PAUL
HUBBARD

PAUL
HUBBARD

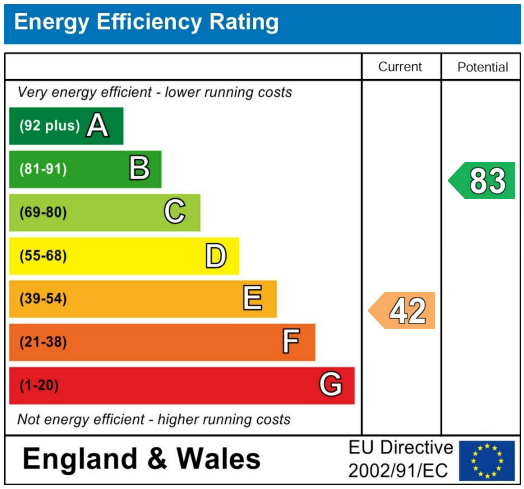
PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD


PAUL
HUBBARD

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



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.
Made with Metropix ©2025

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