

£220,000  
Guide Price



## Shaw Avenue Carlton Colville, NR33 8JQ

- Two-bedroom end terrace bungalow
- Tastefully decorated throughout
- Stunning field views
- Private rear garden
- Chain free
- Large driveway with ample off-road parking
- UPVC double glazing throughout
- Stunning dining area
- Loft conversion potential
- Close to local shops and amenities within Carlton Colville





### 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, nurseries and supermarkets, whilst offering an easy access link into Lowestoft town centre, situated close to bus stops. Within short drive to award winning beaches and a zoo. Lowestoft provides a central train station and an additional range of amenities.

### Entrance hall

Entrance door to the front aspect, tiled flooring throughout, a radiator and doors opening to the sitting room, bathroom, kitchen and bedrooms 1-2.



### Bedroom 1

4.58m x 3.22m

UPVC double glazed window to the front aspect, solid oak flooring throughout and a radiator.

### Bedroom 2

3.07m x 2.93m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator, loft hatch and built in wardrobes.



### Sitting room

3.54m x 3.20m

Laminate flooring throughout, a radiator and an opening into the dining area.

### Dining room

3.32m x 2.61m

UPVC double patio doors and glazed windows to the side and rear aspects, skylight and laminate flooring throughout.



### Bathroom

2.61m x 1.39m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, tiled walls, vanity unit with inset sink, toilet, bath with overhead shower and a heated towel rail.

### Kitchen

4.45m x 2.85m

UPVC double glazed window to the rear aspect, full PVC glass door, tiled flooring throughout, part tiled walls, a radiator, storage cupboard housing the gas combi boiler, units above and below, solid oak work surfaces, stainless steel sink with drainer, spaces for a fridge/ freezer, washing machine, tumble dryer, oven, integrated extractor fan and a door opening to the rear garden.



### Outside

To the Front of the Property:

A generous stone driveway provides off-road parking for multiple vehicles. The front of the property is bordered by fencing, offering privacy and security. Additional features include a useful storage shed and outdoor lighting, enhancing both practicality and convenience.

To the Rear of the Property:

The enclosed, south-west facing rear garden enjoys attractive field views and is fully enclosed by fencing. It features a patio seating area, a well-maintained laid lawn, an outdoor tap, and external power sockets. Gated access provides convenient entry to the rear parking area.

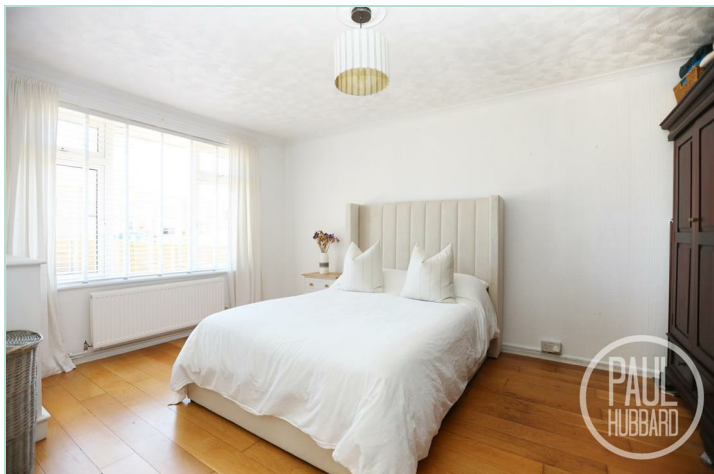


### Agent note

Potential loft conversion.

### 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.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

SHAW AVENUE  
 738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not tested and no guarantee as to their operability or efficiency can be given.  
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