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Dorley Dale

Lowestoft, NR33 8US

- 3-bedroom mid-terraced house
- Ground-floor cloakroom and first-floor family bathroom
- Spacious sitting room
- Open kitchen/diner
- Bright conservatory overlooking the garden
- South-east-facing garden with laid lawn
- Off-road parking for one vehicle
- Garage included
- Close to local shops, amenities, and schools
- Good transport links and offered chain-free

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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.

Hallway entrance

Composite entrance door to the front aspect, wood flooring, radiator, space for storing coats and doors opening to the cloakroom & sitting room.

Cloakroom

1.53 x 0.99

Wood flooring, radiator, part-tiled walls, toilet and a wall mounted wash basin with hot & cold taps.

Sitting room

5.50 max x 4.25 max

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, feature fireplace, stairs to the first floor landing, under-stair storage cupboard and a door opens to the kitchen/ diner.

Kitchen/ diner

4.24 x 2.93

Laminate flooring, UPVC double glazed window to the rear aspect, laminate tile flooring, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, gas combi boiler, spaces for a fridge-freezer. Washing machine, oven & dishwasher and sliding doors open into the conservatory.

Conservatory

2.96 x 2.30

UPVC double glazed windows to the side and rear aspects, vinyl flooring throughout and French doors opening to the rear garden.

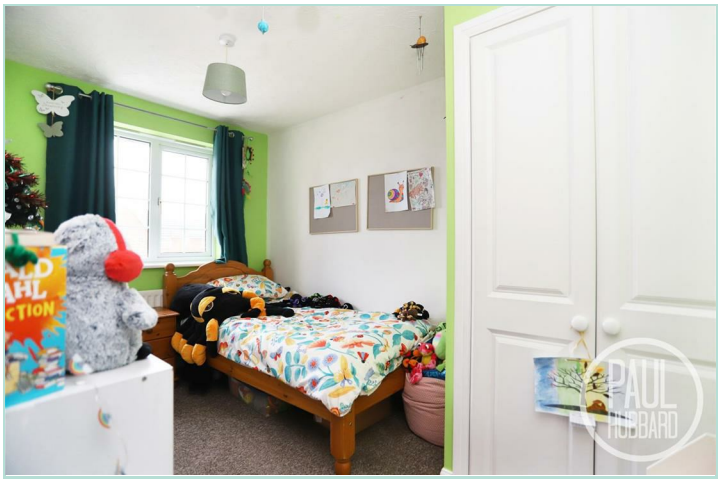
Stairs leading to the first floor landing

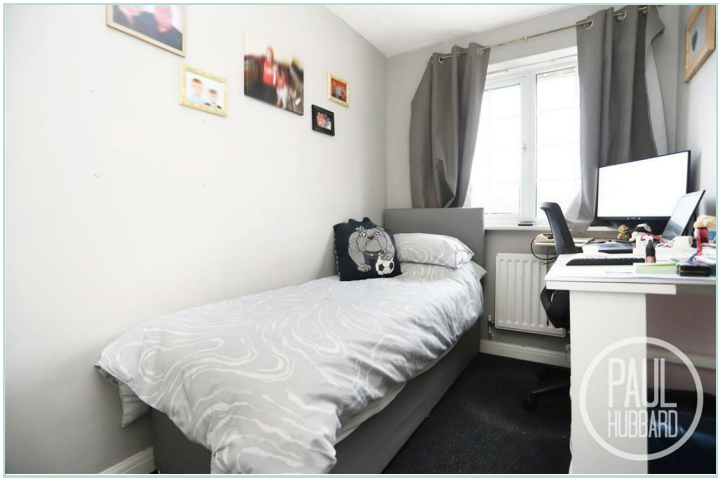
Fitted carpet, loft access hatch and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1

3.56 max x 3.18 max

Fitted carpet, UPVC double glazed window to the front aspect, built-in wardrobe, radiator and a door opening to the en-suite shower room.





En-suite shower room

1.48 x 1.44

Laminate flooring, UPVC double glazed obscure window to the front aspect, radiator, part tiled walls, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

Bathroom

2.28 x 1.59

Laminate tile flooring, radiator, extractor fan, part tiled walls, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap and a mains-fed shower set above.

Bedroom 2

3.57 max x 2.32 max

Fitted carpet, UPVC double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom 3

2.54 x 1.85

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

Outside

To the front, the property features a neat laid-to-lawn garden with a pathway leading to the main entrance door, creating an inviting approach to the home with outdoor lighting.

To the rear, the south-east-facing garden offers an ideal balance of patio and lawn, perfect for outdoor dining and relaxation. The space is fully enclosed with fencing for privacy and includes gated access leading directly to the allocated garage and off-road parking for one vehicle.

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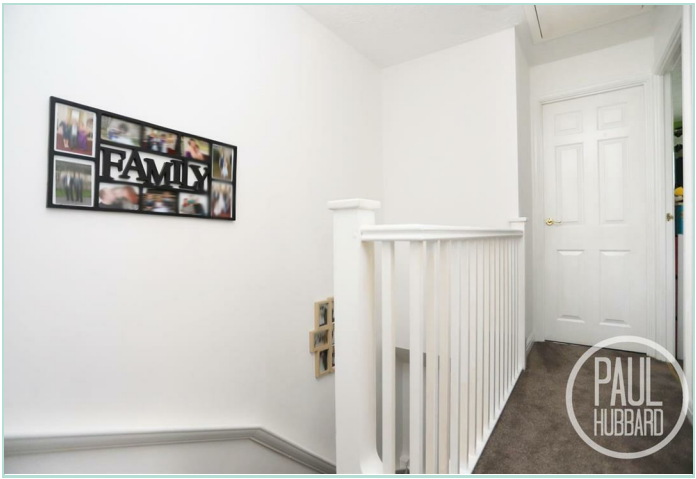
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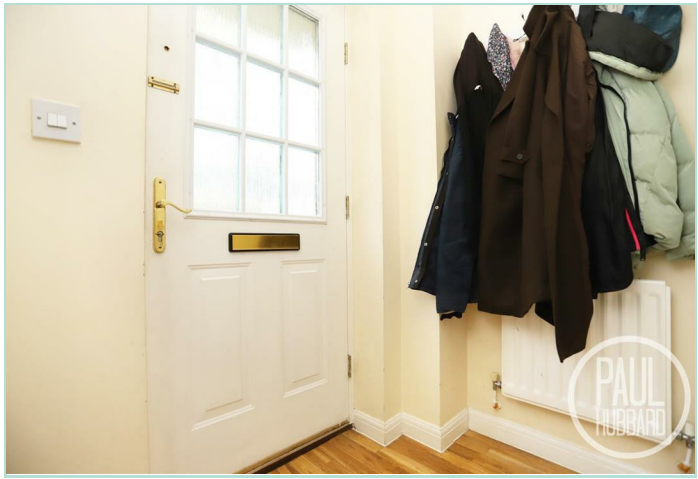
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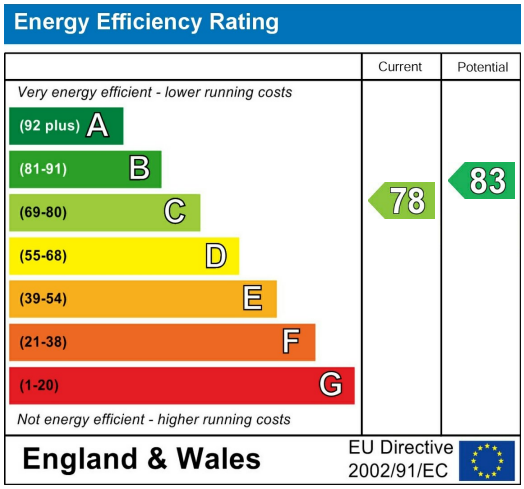
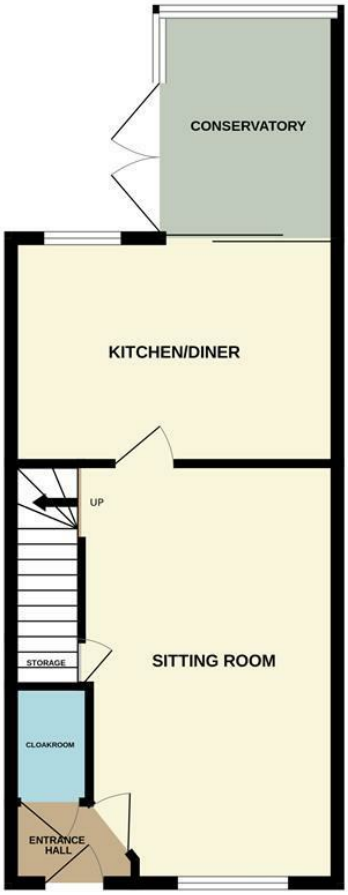
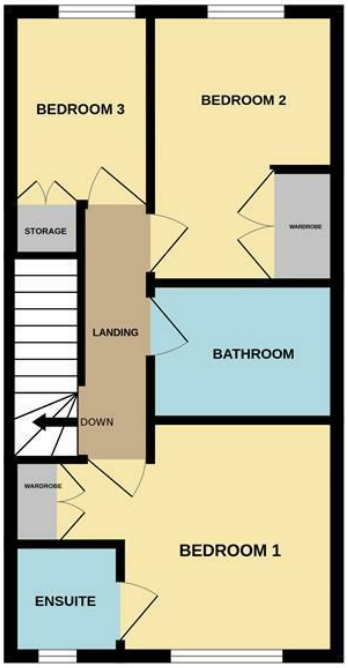
Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

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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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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