

£250,000
Asking Price



Broad oak Close

Carlton Colville, NR33 8SU

- Detached Bungalow
- No onward chain
- 3 bedrooms
- Desirable Carlton Colville location
- Garage
- Driveway with parking for multiple vehicles
- Well presented gardens
- UPVC double glazing throughout
- Spacious lounge/diner
- Shower room





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

Enter through a storm porch with UPVC double-glazed door, featuring LVT flooring, radiator, and a storage cupboard housing the water tank. Doors lead to the lounge, kitchen, bathroom, and all bedrooms.



Lounge/Diner

5.95 max x 3.99 max

UPVC double-glazed bay window, UPVC double-glazed window to the side, fitted carpet, electric fireplace, two radiators, and fuse board.

Kitchen

3.53 x 2.23

Fitted kitchen with LVT flooring, UPVC double-glazed window, 1.5 stainless steel sink with drainer and mixer tap. Space available for a cooker, washing machine, and fridge freezer. Wall-mounted boiler and door leading to the rear garden.



Shower Room

2.25 max x 1.74 max

UPVC double-glazed window, toilet, sink with mixer tap, shower cubicle with mixer shower, radiator, and LVT flooring.

Bedroom 1

3.33 x 3.24

UPVC double-glazed window, fitted carpet, radiator, and fitted wardrobes.

Bedroom 2

4.23 x 2.61

UPVC double-glazed window, fitted carpet, and radiator.

Bedroom 3

2.61 x 1.95

UPVC double-glazed window, fitted carpet, and radiator.





Outside

The front garden includes an area of artificial grass and a concrete driveway, providing off-road parking for multiple vehicles and leading to an integral garage.

Accessed via a side passageway, the rear garden offers a patio area, artificial lawn, established shrubs and plants, and is enclosed with timber panel fencing. A door provides access to the rear of the garage.

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: C
EPC Rating: TBC
Local Authority: East Suffolk Council

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

GROUND FLOOR



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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