www.paulhubbardonline.com

Chalmers Green

Carlton Colville, NR33 8FY

- Spacious detached family home in a desirable cul-de-sac
- Beautifully private with no rear overlooking
- Field views directly to the rear
- Generous wrap-around garden with a sunny southwest-facing patio
- Driveway with off-road parking for multiple vehicles
- Detached garage with rear access door
- Flexible layout with 4 bedrooms + home office/5th bedroom
- Modern fitted kitchen with built-in appliances
- Bright lounge-diner with French doors to the garden
- Peaceful, quiet location just moments from Carlton Marshes Nature Reserve

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218

Entrance Hall

Composite entrance door to the front aspect, wood flooring, double glazed window to the side aspect, built-in storage cupboard, under-stair cupboard, stairs to the first floor landing and doors open to the cloakroom, lounge/ diner, home office/ bedroom & the kitchen.

Cloakroom

Vinyl flooring, obscure double glazed window to the side aspect, radiator, toilet, wall-mounted corner wash basin with a mixer tap and tiled splashbacks.

Home Office / Bedroom 5

Double glazed window to the front aspect, radiator and wood flooring – ideal as a study or guest bedroom.

Kitchen/ Breakfast Room

Vinyl flooring, double glazed window to the rear aspect, spotlights, fitted units above and below, laminate worksurfaces, inset ceramic sink & drainer with mixer tap, integrated fridge-freezer, dishwasher, built-in oven, gas hob & extractor hood, space for a washing machine and a side door opens to the exterior.

Lounge/ Diner

A spacious dual-aspect reception with fitted carpet, x2 double glazed windows, x2 radiators, electric fireplace and French doors opening to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, double glazed window to the side aspect, loft access, airing cupboard (housing hot water cylinder) and doors opening to all bedrooms & the bathroom.

Bedroom 1

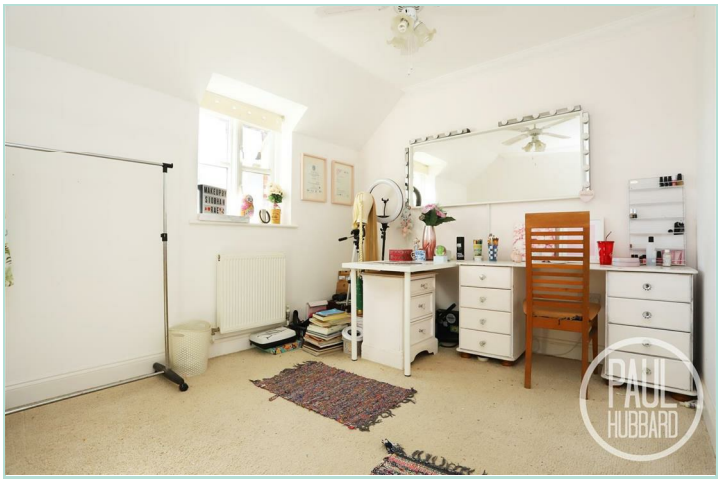
Fitted carpet, double glazed window to the side aspect, radiator and a door opens to the en-suite shower room.

En-Suite Shower Room

Vinyl flooring, mains-fed shower set in cubicle enclosure, wash basin set into a vanity unit with a mixer tap, toilet, tiled splashbacks, radiator, extractor fan and spotlights.

Bedroom 2

Fitted carpet, double glazed window to the front aspect, radiator and a ceiling fan with light.



Bedroom 3

Fitted carpet, double glazed window to the front aspect and a radiator.

Bedroom 4

Fitted carpet, double glazed window to the rear aspect and a radiator.

Outside

At the front, there is ample off-road parking on the driveway, leading to the garage, with attractive planting creating a welcoming approach. The main entrance door is situated at the front and a side gate provides access to the rear garden.

The property benefits from a generous wrap-around rear garden, fully enclosed by a mix of brick wall and panel fencing for privacy. Mainly laid to lawn, it features planted borders with mature trees, shrubs, and established beds, plus a patio and shingle seating area. A southwest-facing patio provides the perfect sunny spot for relaxing or entertaining. The garden also includes outdoor lighting, a tap, and a pedestrian access door to 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.

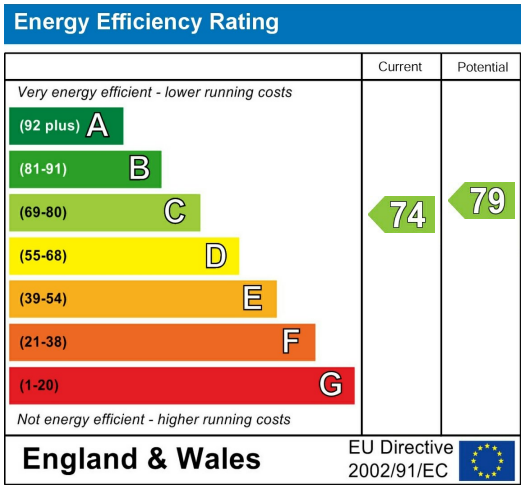
PAUL
HUBBARD

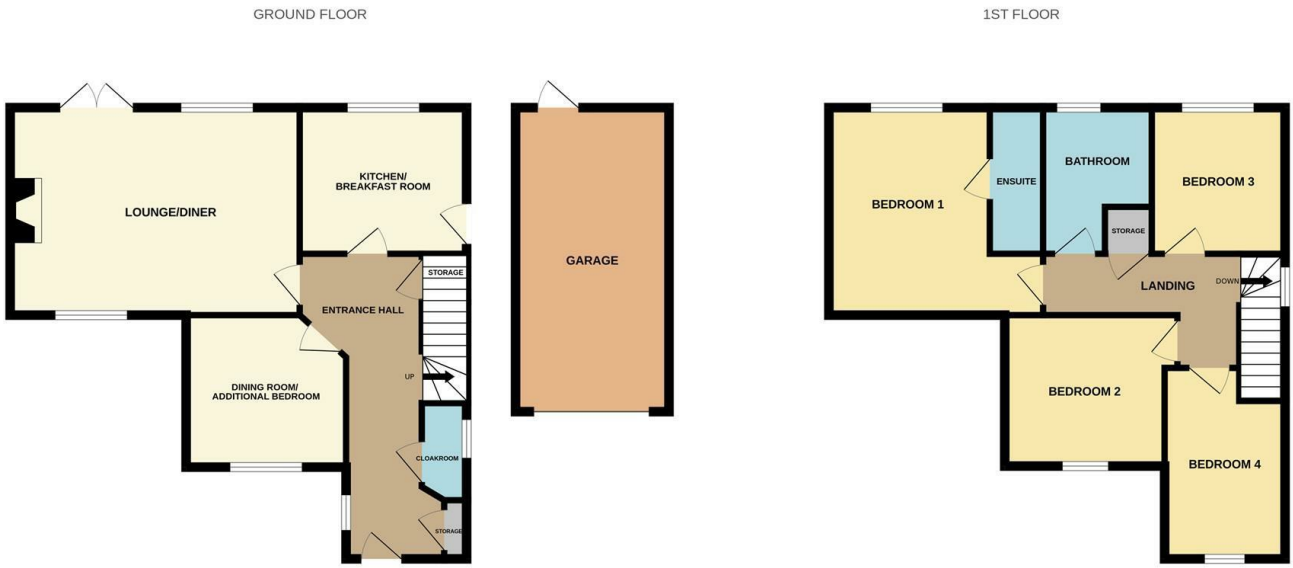
PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD

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





CHALMERS GREEN, CARLTON COLVILLE

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