

£260,000
Guide Price



Keel Close

Carlton Colville, NR33 8GT

- Chain free
- Semi detached home with 3 Separate bedrooms
- Off road parking for multiple vehicles
- Cul de sac in Carlton Colville
- Well presented and recently decorated throughout
- West facing rear garden
- Garage with light and power
- Separate entrance hall and ground floor WC
- Neutral colours throughout
- Ideal purchase for first-time buyers or investors

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**PAUL
HUBBARD**



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. It is also within walking distance to a bus stop with services to Norwich, Lowestoft, Kessingland, and Southwold. Lowestoft provides a central train station and an additional range of amenities.

Entrance Hall

Wood effect laminate flooring throughout, UPVC double glazed window, entrance door to front, radiator, stairs to the first floor landing and doors opening to a separate cloakroom and sitting room.



Cloakroom

1.50 x 0.80

Wood effect laminate flooring throughout, UPVC double glazed window, radiator, toilet and slimline pedestal wash basin.

Sitting Room

4.49 max x 4.17 max

Wood effect laminate flooring throughout, UPVC double glazed window, x2 radiators, under stairs storage space and double internal doors opening to the kitchen/diner.



Kitchen/Diner

4.48 x 2.89

Cushioned vinyl flooring throughout, UPVC double glazed window and sliding door opening to the conservatory, radiator and a recently fitted kitchen comprising of units above and below, laminate work surfaces, tile splash backs, stainless steel extractor fan, stainless steel sink with drainer, ceramic hob, integrated oven and space for appliances including a fridge and washing machine.

Conservatory

4.48 x 2.44

Tile flooring throughout, UPVC double glazed windows and French doors opening to the garden.

First Floor Landing

Carpet flooring throughout, UPVC double glazed window and doors opening to a built in storage cupboard, bathroom and bedrooms 1-3.

Bathroom

1.94 x 1.92

A recently fitted bathroom with vinyl flooring throughout, UPVC double glazed window, part tile walls, bath with handheld shower attachment, heated towel radiator, vanity unit with inset hand wash basin and toilet with hidden cistern.

Bedroom 1

3.52 x 2.54

Wood effect laminate flooring throughout, UPVC double glazed window, radiator and sliding door opening to a built in wardrobe.





Bedroom 2

2.92 x 2.47

Wood effect laminate flooring throughout, UPVC double glazed window, radiator and sliding door opening to a built in wardrobe.

Bedroom 3

3.34 max x 2.08 max

Wood effect laminate flooring throughout, UPVC double glazed window, radiator, built in shelving, loft hatch leading to a part bordered loft space and door opening to a built in cupboard.

Outside

To the front, a neat decorative shingle garden with a brick-edged border creates a welcoming first impression. A driveway to the side provides off-road parking for multiple vehicles and leads to the garage for added convenience.



The rear of the property enjoys a fully enclosed, west-facing garden — ideal for enjoying the afternoon and evening sun. It features a well-kept lawn, mature trees, and attractive planted borders, along with a patio area that also provides access to the garage.

Garage

5.34 x 2.61

Attached to the property, the brick-built garage features a roller shutter door to the front, power and lighting, a Worcester gas combi boiler, and partial boarding for additional storage. A rear door provides convenient access to the garden.

Agent Note

- The interior walls of the property have been freshly repainted throughout. Externally, the render has been newly painted, and new gutters, fascias, and soffits have been installed.
- The conservatory foundations are sufficiently deep to support a potential two-storey extension in the future (subject to planning permission). Additionally, the rear and right-hand walls have been cavity insulated.
- All visible fixtures and fittings within the property, including blinds, are included in the sale.
- There is an aerial fitted within the loft to assist signal throughout the property
- The Smoke alarm is wired into the mains

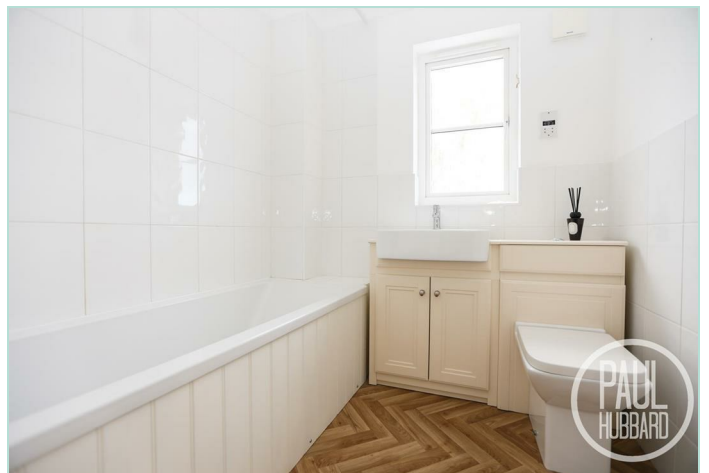
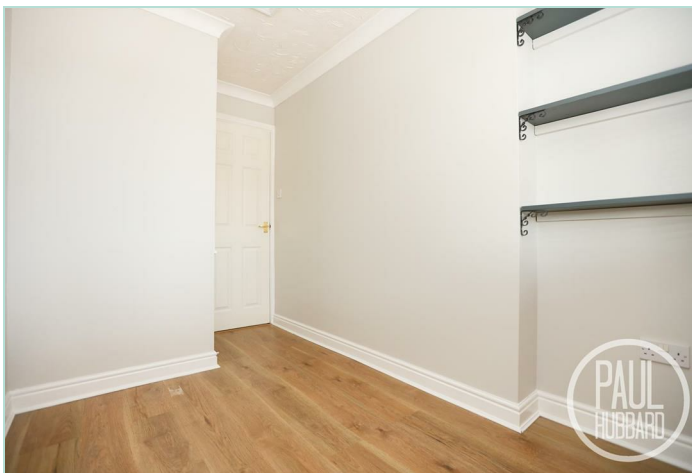
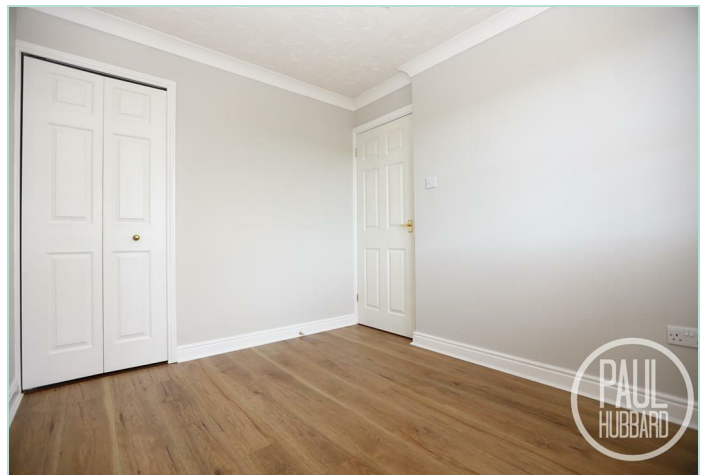


Financial Services

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(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	



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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