

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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



£185,000
Asking Price

GROUND FLOOR

1ST 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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Turnberry Close

Carlton Colville, NR33 9JN

- Well presented 2 bedroom mid terrace home
- Chain free
- Off road parking for multiple vehicles & garage
- Spacious sitting room with spiral staircase

- Modern kitchen/diner opening out to the garden
- West facing rear garden
- Neutral décor throughout
- Gas central heating
- A popular location in Carlton Colville
- Conveniently located for local shops & amenities

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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 including nearby parks and a post office.

Porch Entrance

UPVC door to the front aspect, laminate flooring, UPVC double glazed obscure window to the side aspect, consumer unit, gas meter and a door opens into the sitting room.

Sitting Room

4.82 x 3.86

Laminate flooring, x2 UPVC double glazed windows to the front & side aspect, x2 radiators, a feature spiral staircase and a door opens into the kitchen/diner.

Kitchen/Diner

3.84 x 2.26

Tile flooring, UPVC double glazed window to the rear aspect, radiator, gas boiler, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven & ceramic hob, space for a fridge freezer & washing machine and a UPVC door opens to the rear garden.

Stairs leading to the First Floor Landing

A timber spiral staircase, fitted carpet and doors opening to bedrooms 1-2 & the family bathroom.

Bedroom 1

3.85 x 2.53

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

Bedroom 2

3.85 max x 2.27 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in storage cupboard and airing cupboard.

Bathroom

2.17 x 1.43

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, part/tiled walls, suite comprises a toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.

Outside

At the front, a neatly laid lawn frames a pathway leading to a step-up and the main entrance door, which opens into the porch. To the side, a laid lawn provides additional green space, along with a designated area for bin storage and gated access to the rear garden. To the left of the property, a driveway and garage offer convenient parking or additional storage space, with electric lighting and sockets suitable for car charging or other electrical needs.

The west-facing rear garden is beautifully maintained, featuring a lush lawn, a spacious patio area perfect for outdoor seating, and a variety of shrubs, trees, and plants. An outdoor tap adds convenience for gardening and other outdoor needs.

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.

