

£180,000  
Guide Price



## Gondree

Carlton Colville, NR33 8UE

- Two well-proportioned bedrooms
- Allocated off-road parking for convenience
- Bright sitting room with a welcoming feel
- Modern décor and well-presented throughout
- Separate garden room ideal for entertaining
- Situated close to local shops, amenities, and schools
- Modern, well-equipped kitchen
- Perfect first-time buyer or investment opportunity
- Contemporary shower room
- Attractive south facing garden with plenty of sunlight





### 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.

### Kitchen

3.68m x 2.65m

Entrance door and X2 UPVC double glazed windows to the front aspect, Cardene flooring throughout, units above and below, stainless steel sink with drainer, integrated extractor fan, hob, oven, dishwasher, spaces for a fridge/ freezer, washing machine, a radiator and a door opening to the sitting room.



### Sitting room

4.68m x 3.69m

UPVC double glazed internal window to the rear aspect, laminate flooring throughout, X2 radiators, electric fireplace, stairs leading to the first floor landing and French doors opening to the garden room.



### Garden room

3.40m x 3.36m

X2 UPVC double glazed windows to the rear aspect, sky light, Cardene flooring throughout, a radiator, and a door opening to the rear garden.

### Stairs leading to the first floor landing

Carpet flooring throughout, a radiator, loft hatch and doors opening to the shower room and bedrooms 1-2.

### Shower room

1.97m x 1.69m

UPVC double glazed obscure window to the front aspect, vinyl flooring throughout, shower within an enclosed glass cubicle, vanity unit with inset sink and toilet, a heated towel rail and an airing cupboard.



### Bedroom 1

3.49m x 2.82m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and built in wardrobes.

### Bedroom 2

3.58m x 1.88m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a built in wardrobe.



### Outside

The front area features a stone surface with neatly arranged plants and shrubs, enhanced by outdoor lighting and a clear path leading to the main entrance door, with an outdoor tap and allocated off road parking.

The rear of the property boasts a spacious patio area leading onto a well-maintained lawn, enjoying a desirable south facing aspect. The garden is fully enclosed with fencing for privacy and beautifully landscaped with mature plants and shrubs. Additional features include outdoor lighting, a large garden shed, and rear access for convenience.



### 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.



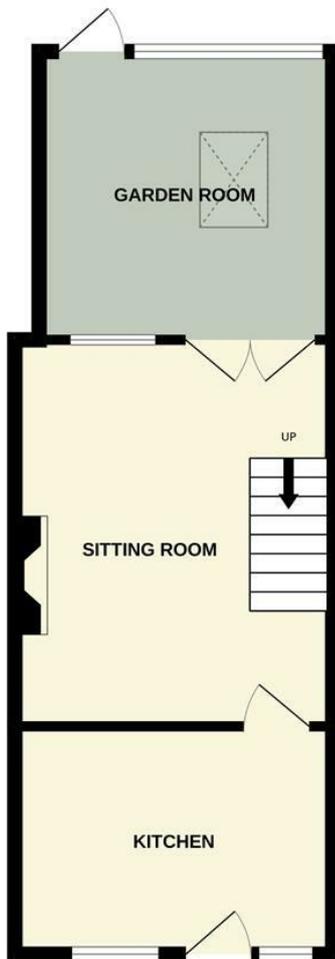




Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
 280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 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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