

£425,000  
Asking Price



## Meadowsweet Close

Lowestoft, NR33 8RS

- Stunning Detached family home situated in a Cul de sac
- Popular Carlton Colville location
- 4 Sizeable bedrooms
- Off road parking for multiple vehicles
- Having recently undergone renovations throughout
- Newly fitted Howdens kitchen and utility room
- Newly fitted windows and doors throughout, internally and externally
- Generous sitting room
- Welcoming entrance hall
- Rear garden

**PAUL  
HUBBARD**



### Location - Carlton Colville

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

Newly fitted UPVC double glazed windows and composite entrance door to the front aspect, integral door Matt which leads up to newly fitted Herringbone LVT flooring throughout, newly fitted carpet stairs, a radiator and solid wood oak doors opening to the sitting room and kitchen/diner.

### Sitting room

6.58m x 3.29m

A sizeable reception room which has the flexibility to also be used as a home office, comprising newly fitted UPVC double glazed window to the front aspect and newly fitted french doors to the rear aspect opening into the garden. Newly fitted Herringbone LVT flooring throughout and x2 radiators.



### Kitchen/diner

7.82m x 2.96m

A spacious open plan kitchen diner with x2 newly fitted UPVC double glazed windows to the front and rear aspects, LVT Herringbone flooring throughout, modern vertical radiator, a newly fitted Howdens kitchen, with units above and below, laminate work surfaces, breakfast bar area, composite sink with drainer, integrated appliances including a dishwasher, fridge freezer and double oven and grill. Extractor fan over a 4 ring gas hob, newly fitted fuse board and opening to the utility room.



### Utility room

2.42m x 1.90m

A newly fitted UPVC double glazed door to the rear aspect opening to the garden, LVT Herringbone flooring throughout, a radiator, newly fitted Howdens units with laminate work surface, cupboard housing the gas boiler, space for appliances including a washing machine and tumble dryer. Full length cupboards fitted with additional sockets inside and a solid oak door opening to the WC.





## WC

1.90m x 1.23m

A newly fitted WC with LVT Herringbone flooring throughout, a toilet, radiator, vanity unit with inset hand wash basin and door opening to an under stairs storage cupboard.

## First floor landing

Newly fitted carpet flooring throughout and solid oak doors opening to the family bathroom and bedrooms 1-4.

## Bathroom

2.66m x 1.81m

A newly fitted UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, a heated towel rail, vanity unit with inset hand wash basin and toilet with hidden cistern, newly fitted spotlights, a bath with tile splashbacks and mains fed rainfall shower with handheld attachment.

## Bedroom 1

4.00m max x 3.69m

A newly fitted UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and solid oak door opening to the en-suite.

## En-suite

2.21m max x 1.95m max

A newly fitted en-suite throughout comprising of a UPVC double glazed window to the front aspect, LVT flooring, a heated towel rail, toilet, vanity unit with inset hand wash basin, electric mirror, door opening to a built in storage cupboard and walk in rainfall shower with handheld attachment and aqua board panels.

## Bedroom 2

3.70m x 3.31m

Newly fitted UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and loft hatch with ladder.

## Bedroom 3

2.89m x 2.82m

Newly fitted upvc double glazed window to the rear aspect, newly fitted carpet flooring throughout and a radiator.





#### Bedroom 4

2.81m x 2.69m

Newly fitted UPVC double glazed window to the rear aspect, newly fitted carpet flooring throughout and a radiator.

#### Outside

**GARAGE (5.16m x 2.59m):** A brick built garage with UPVC double glazed door to the side aspect, manual roller door to the front aspect, light power and loft space inside.

To the front of the property is a shrub bordered shingle garden with a brick weave pathway leading to the main entrance door. A driveway to the side aspect provides off road parking for multiple vehicles, positioned in front of the garage, with a timber gate providing access to the rear garden.

To the rear, the property benefits from a well maintained garden featuring a laid lawn, decorative gravel and planted borders, bark filled areas, and a brick weave seating area leading towards the garage. The garden is fully enclosed by a newly fitted timber fence surround and also benefits from an additional side storage area.



#### Agent note

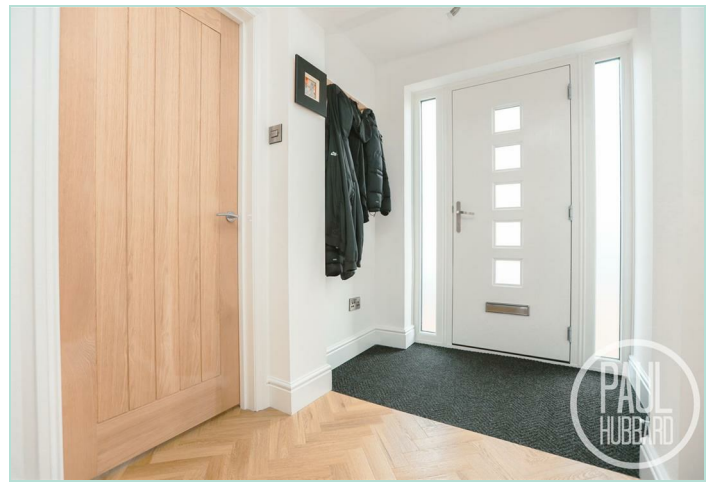
The property also benefits from all new gutters, fascia board and downpipes. As well as new vent tiles.

#### 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: E  
 EPC Rating: C  
 Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>72</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 |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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Paul Hubbard Estate Agents  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

Contact Us  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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