

£440,000
Asking Price



Colsterdale

Lowestoft, NR33 8TN

- Extremely well presented detached family home
- Popular Carlton Colville location
- 4 separate bedrooms
- Master bedroom with ensuite shower room
- Off road parking for multiple vehicles & double garage
- Sizeable bay fronted lounge opening to the dining room
- Modern kitchen with adjoining utility room
- Ground floor cloakroom
- Full ownership solar panels included
- Close to local amenities, shops & schools

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**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.

Porch

1.94 x 1.13

Composite entrance door to the front aspect, laminate flooring, radiator and doors opening to the cloakroom & hallway.

Cloakroom

1.94 x 0.98

UPVC double glazed obscure window to the front aspect, heated towel rail, toilet and a wash basin set into a vanity unit with a mixer tap.

Hallway

Laminate flooring, radiator, stairs to the first floor, under-stair fitted seating & storage and doors open into the lounge/ diner, home office & kitchen.

Lounge

5.89 max into bay x 3.65 max

Laminate flooring, radiator, UPVC double glazed bay window to the front aspect and a large opening seamless connects the dining room creating a sociable open-plan space.

Dining Room

3.97 max x 3.25 max

Laminate flooring, radiator, UPVC French doors to the garden and a door opens into the hallway.

Home Office

2.39 x 1.99

A versatile space perfect for use as an office, additional single bedroom or play room. Featuring laminate flooring, UPVC double glazed window to the rear aspect radiator, fitted storage units and a desk space.





Kitchen/ Breakfast Room

5.82 max x 2.93 max

A recently fitted kitchen/breakfast room comprising of a LVT flooring, UPVC double glazed window to the rear aspect, heated towel rail, units above & below, laminate work surfaces, breakfast bar with space for stools, inset stainless steel sink with mixer tap & glass drainer, space for a Range master cooker & an American style fridge freezer (both negotiable to stay), integrated dishwasher, a door opens to the utility room and UPVC French doors open to the rear garden.

Utility Room

2.56 x 1.49

LVT flooring, units above & below, laminate work surfaces, inset stainless steel sink & mixer tap, space for a washing machine & tumble dryer, cupboard housing a recently fitted gas combi boiler, heated towel rail, loft access hatch and a UPVC door opens to the exterior.



Stairs to the First Floor Landing

Fitted runner carpet, doors opening to the bedrooms, bathroom & airing cupboard and the loft access hatch (with a pull down ladder, leading to a full bordered space with light).

Bedroom 1

4.74 max x 4.51 max

Laminate flooring, x2 UPVC double glazed window to the front aspect, radiator, newly fitted wardrobes, drawers & cupboard space and a door opens into the ensuite shower room.



Ensuite Shower Room

2.42 max x 2.05 max

A recently fitted ensuite with vinyl flooring, UPVC double glazed obscure window to the front aspect, heated towel rail, aqua board wall panels, toilet & wash basin set into a vanity unit with a mixer tap, a mains-fed jacuzzi shower set into a cubicle enclosure with both handheld & rainfall heads.

Bedroom 2

3.95 x 3.33

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator and newly fitted wardrobes.



Bedroom 3

3.29 x 2.56

Laminate flooring, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe with sliding doors.





Bedroom 4

3.33 max x 2.54 max

Laminate flooring, UPVC double glazed window to the rear aspect and radiator.

Bathroom

2.54 max x 2.47 max

A recently fitted bathroom with vinyl flooring throughout, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, aqua board wall panels, panelled bath tub with mixer tap & handheld shower attachment, plus an additional mains-fed shower with both handheld & rainfall heads.



Double Garage

5.56 max x 5.56 max

Adjoining the property, the double integral garage is fitted with twin side-hinged doors to the front, along with power, lighting and fitted work surfaces. The property's solar battery storage system is also conveniently housed within the garage.

Outside

To the front, the property benefits from a spacious block-paved and tarmac driveway, providing ample off-road parking for multiple vehicles. The driveway leads to the storm porch, double integral garage and a timber side gate offering secure access to the rear garden.



To the rear, a generous paved patio provides an ideal seating and entertaining area, while a side pathway offers convenient access to both the utility room and garage. An artificial lawn is complemented by a surrounding block paved pathway leading to a recently installed composite garden storage shed. A decorative timber archway with attractive flower borders adds character.

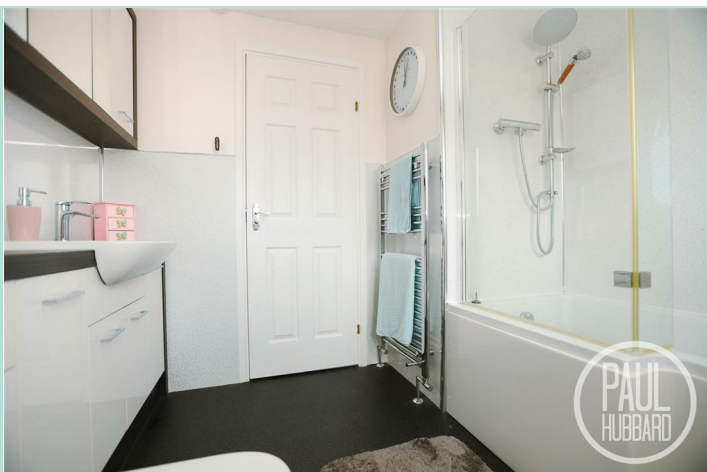
Summerhouse

5.76 max x 2.77 max

A newly fitted purpose-built summerhouse, complete with power and lighting, offers a versatile space that could be used as a home office, entertaining room, hobby space or additional reception area.

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: B
Local Authority: East Suffolk Council

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	87	89	
(81-91) B			
(69-80) C			
(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	



While every attempt has been made to ensure the accuracy of the floorplans 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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