



## 26 Dovedale

Carlton Colville, Lowestoft, NR33 8TE

Offers In Excess Of £180,000



A well-presented semi-detached home located on a quiet cul-de-sac in the popular Dales area of Carlton Colville, close to local amenities, shops and schools. The property offers two separate bedrooms, a bright open-plan living space with a modern fitted kitchen, and gas central heating with a combi boiler. Outside, there is off-road parking for multiple vehicles and a fully enclosed rear garden with lawn, patio and shingle areas, plus a timber storage shed. An ideal home for first-time buyers, downsizers or investors.



## 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.

## Entrance Hall

UPVC entrance door to the front aspect, LVT flooring, consumer unit, radiator, space for storing coats & shoes, a door opens into the open-plan living space and stairs lead up to the first floor landing.

## Open Plan Living Space 22'9" max x 13'3" max (6.95m max x 4.05m max)

LVT flooring, UPVC double glazed bay fronted window (with privacy film), UPVC double glazed window to the rear aspect, x2 radiators, under-stair storage cupboard, units above & below, laminate work surfaces, tile splash backs, built-in oven, induction hob, extractor hood, space for a fridge & washing machine and UPVC French doors open to the rear garden.

## Stairs leading to the First Floor Landing

Fitted carpet, loft access, doors opening to bedrooms 1-2, the airing cupboard and the bathroom.

## Bedroom 1 13'3" max x 9'4" (4.04m max x 2.87m )

Fitted carpet, x2 UPVC double glazed windows to the front aspect (with privacy film), radiator and a built-in wardrobe with sliding doors.

## Bedroom 2 11'2" x 6'10" (3.42m x 2.09m )

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

## Bathroom 6'4" x 6'1" (1.94m x 1.87m)

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, part tiled walls, radiator, toilet, pedestal wash basin with mixer tap, panelled bath with hot & cold taps and a mains-fed shower set above.

## Outside

A driveway providing off-road parking for multiple vehicles, complemented by a decorative shingle frontage and a pathway leading to the main entrance door, with gated access to the rear.

The rear garden features a laid lawn, shingle and patio seating areas, enclosed by panel fencing, with a timber storage shed, outdoor tap and mature trees forming an attractive rear boundary.

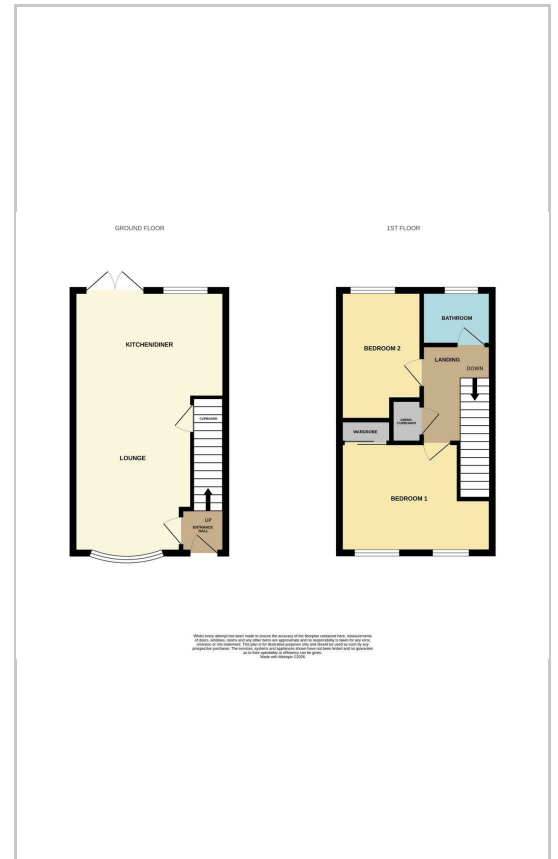
## Financial services

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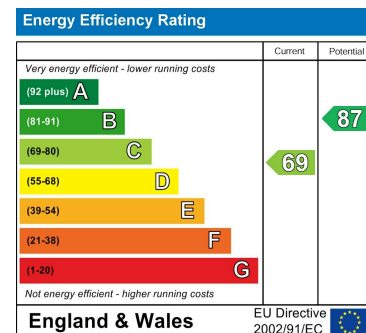
## Area Map



## Floor Plans



## Energy Efficiency Graph



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178-180 London Road South, Lowestoft, Suffolk, NR33 0BB

Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com