



1 Celandine Close

, Lowestoft, NR33 8EU

Asking Price £130,000



**** CHAIN FREE **** Tucked away within a sought-after cul-de-sac in Carlton Colville, this charming coach house maisonette presents a fantastic opportunity for first-time buyers, downsizers, or investors alike. Offering a rare sense of privacy and independence, the property benefits from having no neighbouring flat directly beneath the living accommodation, creating a feel more akin to an end-terrace home. Accessed via a private external staircase, the accommodation comprises a welcoming entrance hall with recently fitted carpet and useful loft storage, a spacious dual-aspect lounge/diner, fitted kitchen, generous double bedroom, and bathroom. The property has been significantly improved in recent years, including the installation of a new central heating system in December 2024, together with replacement windows and entrance door, providing added comfort, efficiency, and peace of mind for prospective purchasers. Outside, the property enjoys a lawned front garden with a lockable storage cupboard, a fully enclosed private courtyard garden with sheltered seating area and timber storage shed, off-road parking with an allocated space, and a garage with power and lighting, offering excellent storage and potential for electric vehicle charging. The external soffits have also been recently redecorated, contributing to the property's well-maintained appearance. Conveniently located close to local amenities, schools, shops, and excellent transport links, this unique home successfully combines the ease of maisonette living with the privacy and character more commonly associated with a house.



Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, one of the gateways to the stunning Norfolk Broads. Carlton Colville benefits from a range of local amenities, including schools and supermarkets, whilst offering easy access to Lowestoft town centre. The area is also well served by regular bus routes providing convenient connections to Norwich and Beccles from early morning until late evening, making commuting, work, education and leisure travel straightforward. Lowestoft provides a central railway station together with a wider range of shopping, leisure and everyday amenities.

Entrance Hall

Composite entrance door & double glazed obscure side panel to the front aspect (recently fitted with a 12 year warranty), newly fitted carpet, radiator, loft access (a great space with a pull down ladder, insulated & boarded with fitted storage bays and excellent lighting for the full length of the space) and doors opening a storage cupboard & all internal rooms.

Lounge/ Diner 15'7" max x 12'2" max (4.76 max x 3.71 max)

Fitted carpet, recently fitted x2 dual aspect UPVC double glazed windows, radiator and a gas fireplace.

Kitchen 9'2" x 6'9" (2.80 x 2.07)

Recently fitted UPVC double glazed window to the rear aspect, vinyl flooring, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, tile splash backs, space for an oven, fridge-freezer & washing machine and a gas combi boiler.

Bedroom 1 13'5" max x 15'7" max (4.09 max x 4.76 max)

Fitted carpet, recently fitted x2 dual aspect double glazed windows and a radiator.

Bathroom 6'7" x 5'4" (2.01 x 1.65)

Vinyl flooring, recently fitted UPVC double glazed obscure window to the front aspect, heated towel rail (connected to central heating), toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and part-tiled walls.

Outside

The front garden is mainly laid to lawn and features a useful lockable storage cupboard, (housing the smart meter) ideal for gardening equipment. An external staircase leads to the property's private first-floor entrance. Beneath the property a wide coach house entrance gives vehicular access to the garages and parking areas with additional pedestrian access at the other end of the property. Where the property benefits from two off-road parking spaces and ownership of two garages, one of which is leased to a neighbouring property. Situated beyond the parking area, the private garden is accessed via a gated entrance and offers a low-maintenance paved courtyard, complete with a timber storage shed (vendor has advised this is strongly built & secure) suitable for storing garden tools, washing line, and a sheltered area beneath a timber canopy. Fully enclosed by panel fencing, the garden provides a private and secure outdoor space to relax and entertain.

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.

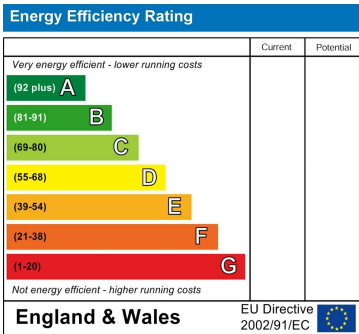
Area Map



Floor Plans



Energy Efficiency Graph



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