

£375,000  
Guide Price



## Burlingham Drive

Suffolk, NR33 8GD

- Detached family home
- 4 Double bedrooms - Master bedroom with en-suite
- New boiler February 2023
- Double garage with loft space
- Off road parking for multiple vehicles
- Vast rear garden
- Ground floor WC
- Popular Carlton Colville location
- Gorgeous garden room with dome skylight
- Close to local amenities, shops & schools

**PAUL  
HUBBARD**

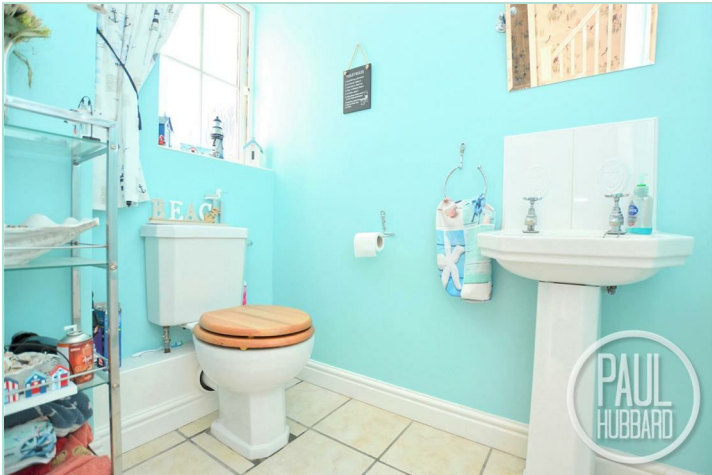


### Location

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. It is also within walking distance to a bus stop with services to Norwich, Lowestoft, Kessingland, and Southwold. Lowestoft provides a central train station and an additional range of amenities.

### Entrance Hall

Double glazed timber windows to front and side aspects with entrance door, tile flooring, radiator, carpet stairs to first floor landing, under-stair storage cupboard (housing consumer unit), doors opening to WC, kitchen/breakfast room and sitting room.



### WC

1.8m x 1.2m

UPVC double glazed window to front aspect, tile flooring, radiator, toilet, pedestal wash basin.

### Sitting Room

6.3m x 3.7m

UPVC double glazed window to front aspect, laminate flooring, x2 radiators, doors opening to the dining room and conservatory.



### Garden Room

3.9m x 3.7m

UPVC Double glazed windows surround with French doors to side aspect opening into the garden, radiator, dome sky light window, down lights, tiled flooring benefitting from electric under floor heating.

### Dining Room

3.4m x 3.3m

UPVC double glazed window to rear aspect, tile flooring, radiator, door opening to the kitchen/breakfast room.



### Kitchen/ Breakfast Room

4.5m x 2.9m

2 UPVC double glazed windows to front and side aspects, tile flooring, radiator, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, 4 ring gas hob, space for fridge/freezer, integrated oven and dishwasher. Opening to the utility room.



### Utility Room

2.9m x 1.7m

UPVC double glazed window to rear aspect, door to side aspect opening into a courtyard, tile flooring, units above and below, laminate work surfaces, wall mounted gas boiler fitted in February 2023 with guarantee, stainless steel sink with drainer, space for appliances including a washing machine and tumble dryer.

### Stairs leading to the First Floor Landing

Carpet flooring, doors opening to an airing cupboard, bathroom and bedrooms 1-4.



### Bathroom

2.4m x 1.7m

UPVC double glazed window to rear aspect, tile flooring, part tile walls, radiator, toilet, vanity unit with inset wash basin and bath with handheld shower attachment.

### Bedroom 1

5.5m max x 3.6m

UPVC double glazed window to front aspect, carpet flooring, radiator and a built-in wardrobe. Doors opening to an en-suite.

### Ensuite Shower Room

2.4m x 2.2m

UPVC double glazed window to front aspect, tile flooring, part tile walls, heated towel rail, mains fed shower enclosed within a cubicle, wall-length vanity unit with inset wash basin and toilet with hidden cistern.



### Bedroom 2

3.8m x 3.6m

UPVC double glazed window to front aspect, laminate flooring, radiator, doors opening to built in wardrobes.

### Bedroom 3

3.9m x 2.7m

UPVC double glazed window to rear aspect, carpet flooring, radiator, loft hatch with ladder, doors opening to built in wardrobes.

### Bedroom 4

3.1m max x 2.7m

UPVC double glazed window to rear aspect, carpet flooring, radiator, doors opening to a built in wardrobe.







## Outside

To the front of the property, a brick weave pathway leads to a welcoming storm porch, flanked by a laid lawn and a decorative flower bed, adding charm and curb appeal.

The generously sized, fully enclosed rear garden offers a perfect space for relaxation and entertaining. It features a well-kept lawn, attractive flower bed borders, multiple patio seating areas, and a timber pergola. A pathway leads to a gated external utility area for added practicality. The garden is also equipped with multiple external power sockets and an outside light for convenience. A timber gate at the rear provides easy access to the driveway and the front of the garage.

## Garage

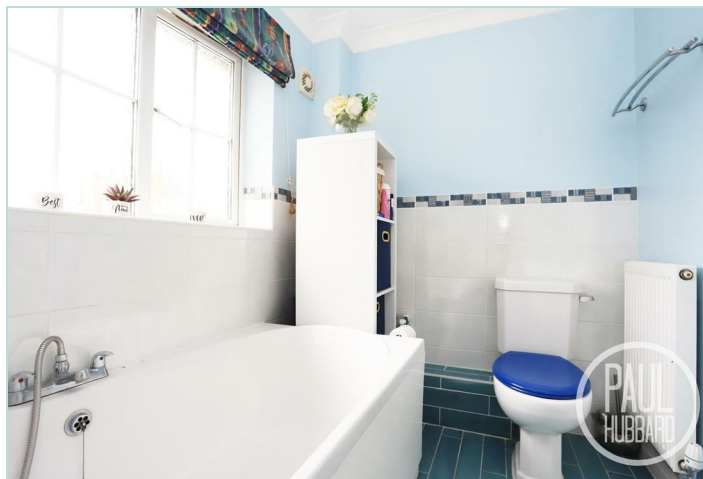
5.4m x 5.3m

A well-constructed brick double garage featuring an electric roller door to the front, along with a timber pedestrian entrance door for added convenience. The garage benefits from power, lighting, and a fully boarded loft space accessed via a fitted ladder, ideal for additional storage. Side access leads to the rear garden, offering practical functionality. To the front, a brick weave driveway provides generous off-road parking for multiple vehicles.

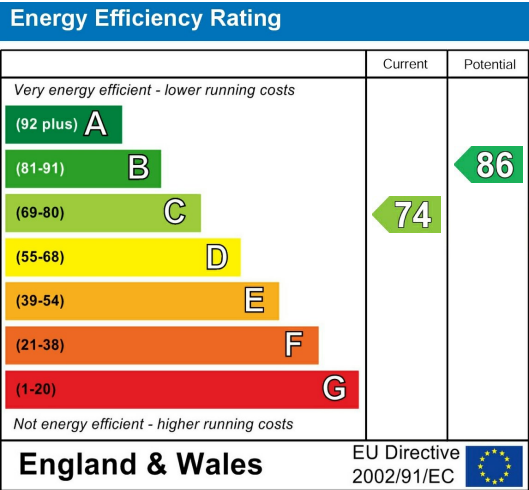
## Financial Services

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



1ST FLOOR

GROUND FLOOR



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.  
Made with Metropix ©2022

**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)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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