

£280,000  
Asking Price



## Rosedale Gardens

Carlton Colville, NR33 9EL

- Extended semi detached bungalow in sought after cul-de-sac
- Whole property been lovingly renovated by the current owners
- Off road parking for multiple vehicles
- Stunning shower room with underfloor heating
- 3 separate bedrooms
- Stunning open-plan living space with gorgeous kitchen
- South facing rear garden
- Gas central heating with combi boiler (still in warranty)
- Landscaped gardens front & rear
- Close to local amenities, shops & schools

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### 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 Lobby/ Dining Room

3.34 x 2.37

Currently used as an entrance hall, this adaptable space is spacious enough to accommodate a dining table and chairs if desired—ideal for creating a dedicated dining area or multifunctional living zone. Featuring UPVC entrance door to the side aspect, Karndean flooring, radiator and space for an American-style fridge-freezer. The area is open plan to the kitchen and lounge, with a door leading to the inner hallway.



### Kitchen/ Lounge

6.35 x 4.10

Karndean flooring, UPVC double glazed window to the rear aspect, x4 Velux windows, down lights, radiator, vertical radiator, units above & below, quartz work surfaces, tile splash backs, breakfast bar with space for stools, under-mount composite sink with mixer tap, space for a Rangemaster style oven with a 5 ring gas hob, built-in extractor fan, integrated dishwasher & washing machine and gorgeous bifolding doors opening out to the rear garden.

### Inner Hallway

Karndean flooring, radiator, loft access (housing the gas combi boiler) and doors opening to bedrooms 1-3 and the shower room.



### Bedroom 1

3.97 x 3.47

Fitted carpet, dual aspect UPVC double glazed windows, radiator, down lights and a built-in storage cupboard.

### Bedroom 2

3.97 max x 2.61 max

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

### Bedroom 3

2.87 max x 2.63 max

Fitted carpet and down lights.

### Shower Room

2.18 x 1.43

Tiled floor & walls, down lights, extractor fan, heated towel rail, underfloor heating, toilet with hidden cistern, wall-mounted wash basin with mixer tap, a walk-in mains-fed shower with both hand-held & rainfall heads and a glass shower screen.





### Outside

A beautifully landscaped frontage features a combination of shingle, decorative planting, and a neatly laid lawn, offering strong curb appeal. A brickweave driveway to the side provides off-road parking for multiple vehicles and leads to the main entrance door, conveniently located at the side. Additional highlights include outdoor lighting and double gates giving access to the rear garden.

Double gates open from the front driveway, offering the option of secure gated parking for a small vehicle if desired. The south-facing rear garden is thoughtfully landscaped with a well-maintained lawn, a paved patio area, and a fixed pergola—ideal for outdoor seating and entertaining. Further features include an outdoor tap, exterior lighting, a brick-built BBQ area, and a timber storage shed. The garden is fully enclosed by a combination of panel fencing and brick walling, ensuring both privacy and security.

### Financial Services

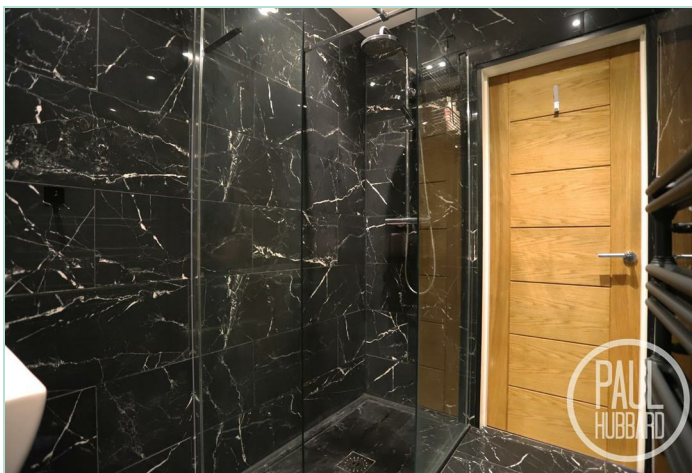
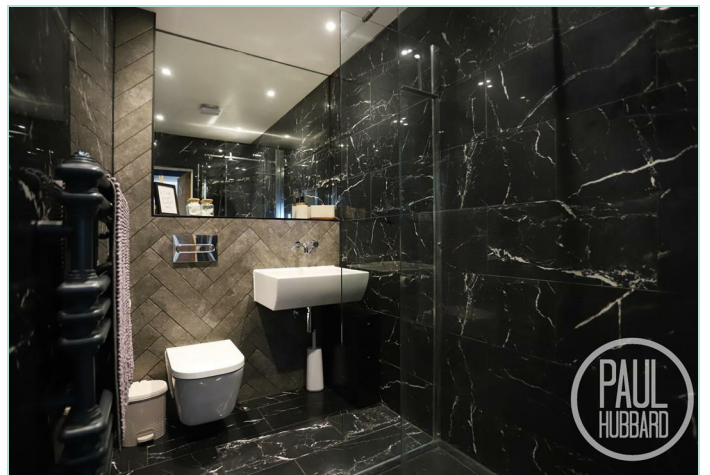
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Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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