

£250,000
Asking Price

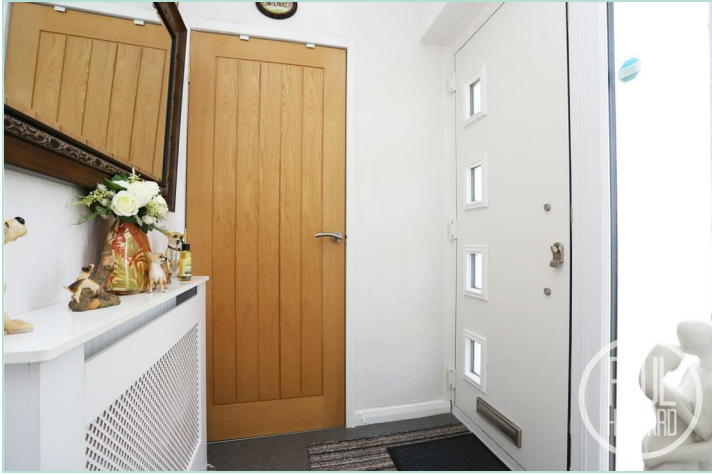


Meadow Way

Carlton Colville, NR33 8LF

- Well presented 3 bed semi detached bungalow
- Renovated to a high standard throughout
- Gorgeous gardens front & rear
- Open-plan lounge/diner
- Modern shower room
- Off road parking for multiple vehicles
- Spacious garage
- South after location in Carlton Village
- Close to local amenities & shops
- Great transport links

**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. Lowestoft provides a central train station and an additional range of amenities.

Entrance Hall

Composite entrance door & UPVC double glazed obscure window to the front aspect, radiator, built-in storage cupboard (housing gas combi boiler & consumer unit) and a door opens into the lounge/diner.

Lounge/ Diner

7.25 max x 4.06 max

Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiator, electric fireplace and a door opening into the hallway.



Hallway

Tile flooring, down lights, radiator, x3 built-in storage cupboards and doors opening into the bedrooms, shower room & kitchen.

Bedroom 1

3.65 x 3.37

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

Bedroom 2

2.81 x 2.64

Fitted carpet, UPVC double glazed window to the side aspect, x2 built-in wardrobes, and a radiator.



Bedroom 3

2.68 x 2.32

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

Shower Room

1.98 x 1.68

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, tiled walls, toilet, wash basin set into a vanity into with a mixer tap, a mains-fed shower with both handheld & rainfall heads set in a cubicle enclosure and aqua board wall panels.

Kitchen

4.75 max x 2.56 max

Tile flooring, down lights, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, tile splash backs, built-in double oven, ceramic hob, built-in extractor fan, integrated dishwasher, space for a fridge-freezer & washing machine and a UPVC door opens into the conservatory.



Conservatory

3.35 x 2.62

Tile flooring, UPVC double glazed windows to the side & rear aspect and French doors open to the rear garden.



Outside

A long driveway offers ample off-road parking for multiple vehicles or a motorhome. The low-maintenance front garden features an artificial lawn, decorative shingle, and neatly planted borders. Outdoor lighting and power sockets are installed for convenience. The area is enclosed by a panelled fence for privacy. The main entrance door is positioned at the front, while double side gates open to a secure storage area that leads to the garage, complete with an up-and-over door.

The south-facing rear garden has been attractively landscaped with artificial lawn and tiered planting, showcasing a variety of established plants and shrubs. Gated access leads to a raised decking area and a side door into the garage, offering both functionality and charm.



Garage

8.40 x 2.85

A generously sized garage, ideal for storage or use as a workshop, featuring UPVC double-glazed windows, power, lighting, and its own dedicated consumer unit.

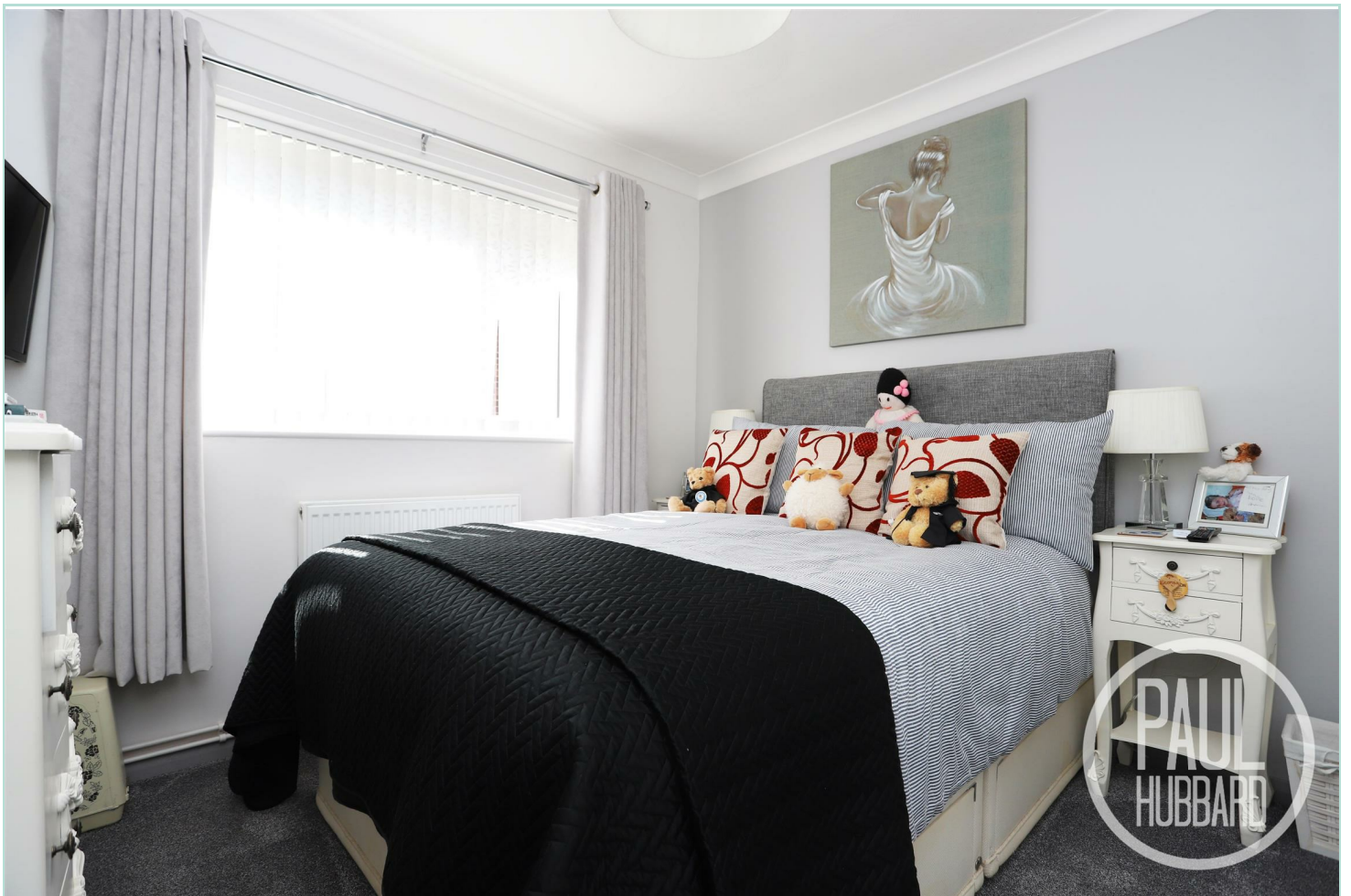
Agent Note

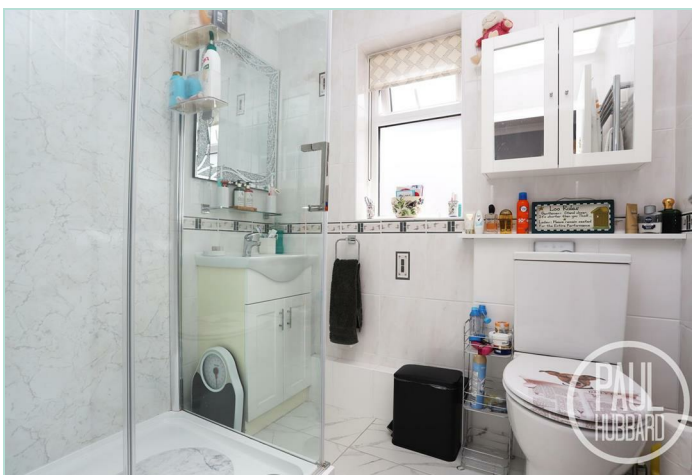
The vendor has found an onward purchase which is end of chain, meaning the onward chain is complete and relatively short. While timescales can never be guaranteed, this positions the seller well for a smoother transaction and demonstrates strong motivation to proceed.

Financial Services

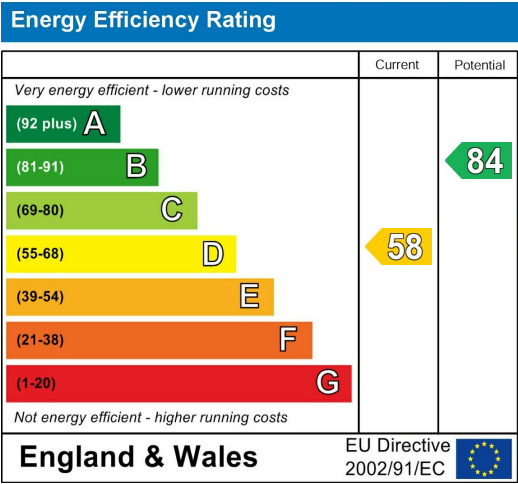
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Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council



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