

£230,000  
Offers In Excess Of



## Teesdale

Carlton Colville, NR33 8TG

- Semi detached family home
- 3 separate bedrooms
- Modern decor throughout
- Renovation works carried out by the current owners
- Open-plan kitchen/ diner
- Spacious sitting room
- South facing rear garden
- Off road parking for multiple vehicles
- Set on the popular Dales estate in Carlton Colville
- Close to local amenities, shops & schools







### 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.

### Summary

A beautifully updated semi-detached family home set on the sought-after Dales estate in Carlton Colville, featuring three separate bedrooms and modern décor throughout following recent renovation works by the current owners. The property offers a spacious sitting room and a stylish open-plan kitchen/diner, perfect for family living and entertaining. Outside, there is off-road parking for multiple vehicles and a stunning south-facing rear garden with decking, attractive landscaped features and a gorgeous pond. Ideally located close to local amenities, shops, schools, and excellent transport links, this home perfectly combines modern comfort with a convenient and family-friendly setting.



### Entrance Hall

UPVC entrance door to the side aspect, fitted doormat carpet, UPVC double glazed window to the front aspect, radiator and an opening leading to the kitchen/ diner.



### Kitchen/ Diner

5.48 max x 5.00 max

Laminate flooring, x2 UPVC double glazed windows to the front aspect, radiator, spotlights, gas boiler, space for a dining table, fitted units with built-in shelving, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, space for a range master oven, fridge, freezer, washing machine & tumble dryer, built-in large extractor hood and a door opens to the sitting room.

### Sitting Room

5.50 max x 4.26 max

Laminate flooring, radiator, fireplace, stairs leading to the first floor landing, under-stair cupboard and UPVC double glazed window & French doors open to rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-3 & the bathroom.

### Bedroom 1

3.59 x 2.70

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





### Bedroom 2

3.08 x 2.70

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

### Bedroom 3

2.74 x 2.23

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

### Bathroom

2.58 max x 2.44 max

Vinyl flooring, UPVC double glazed obscure window to the front aspect, spotlights, extractor fan, radiator, built-in airing cupboard (housing the hot water cylinder), toilet & wash basin set into a vanity unit with a mixer tap and a tiled bath tub with a mixer tap.

### Outside

To the front, a paved driveway provides off-road parking for multiple vehicles and leads up to the main entrance door, partially enclosed by a panel fence surround.

The south-facing rear garden is a wonderful outdoor space, mainly laid to lawn and beautifully bordered with established plants and shrubs. It features raised planters, a decked area with two timber-framed pergolas ideal for seating and entertaining, and a barked section perfect for a children's play area or swing set. A large ornamental pond adds a striking focal point, complemented by a timber storage shed and greenhouse. The garden is fully enclosed by a panel fence surround, offering both privacy and charm.

### 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.









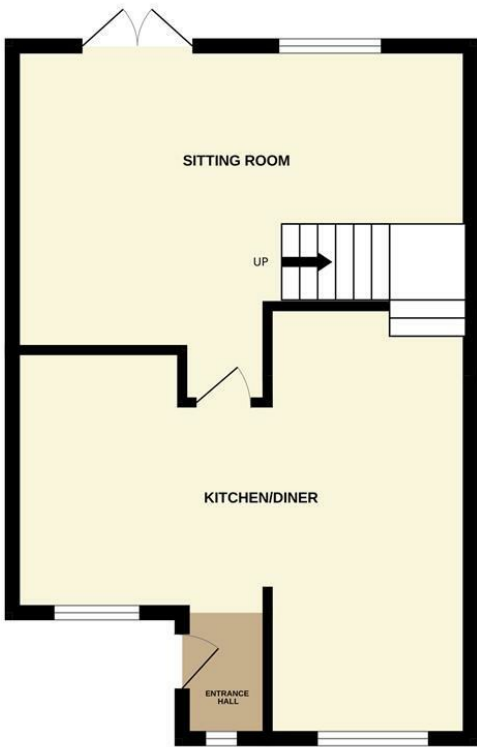




Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C  
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>74</div>	<div>86</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST 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.  
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