

£325,000
Asking Price



Coverdale

Suffolk, NR33 8TD

- Ideal detached family home
- Chain free
- 4 separate bedrooms
- Off road parking
- Integral garage
- Spacious sitting room with bay window
- Open plan Kitchen/ diner
- Ground floor cloakroom
- Sought after cul-de-sac in Carlton Colville
- Close to local amenities & shops





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

UPVC entrance door to the front aspect, fitted carpet, radiator, stairs leading to the first floor landing and a door opens to the sitting room.



Sitting room

A spacious sitting room featuring, fitted carpet, UPVC double glazed bay window to the front aspect, radiator, electric fireplace and a door opening to the kitchen/diner.

Kitchen/ diner

An open plan layout with, tile flooring, UPVC to the rear aspect, UPVC French doors open to the rear aspect, down lights, radiator, units above & below, a breakfast bar, laminate work surfaces, laminate splash backs, inset stainless steel 1.5 sink & drainer, built- in double oven, gas hob, stainless steel extractor hood, integrated fridge-freezer, doors open to an under stair storage cupboard & the utility room.



Utility room

Tile flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, stainless steel sink & drainer with mixer tap, space for a washing machine & tumble dryer and doors opening to the cloakroom, garage and rear garden.



Cloakroom

Tile flooring, UPVC double glazed window to the side aspect, radiator, toilet & wash basin with a mixer tap set into a vanity unit.



Stairs leading to the first floor landing

Fitted carpet, airing cupboard housing the gas combi boiler, loft access and doors opening to bedrooms 1-4 and the family bathroom.

Bedroom 1

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator and a built in wardrobe.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, tile splash backs, suite comprises a toilet, a pedestal wash basin with a mixer tap, a panelled bath with hot & cold taps, a mains fed shower above and a glass shower screen.

Outside

The front garden features a driveway providing off-road parking that leads up to the garage, bordered by a shingle area. A pathway guides you to the main entrance door, with a laid lawn adding greenery to the space. The garden is partially enclosed by a picket fence and brick wall surround, with gated access to the rear.



The rear garden offers a well-designed outdoor space, featuring a patio area perfect for outdoor dining, a laid lawn bordered by a variety of plants and shrubs, and raised decking area with a timber seating area. The entire garden is fully enclosed by a panel fence surround.





Garage

The garage can be accessed through an up-and-over door at the front or an internal door from the utility room. It is equipped with power, lighting, fitted shelving, and houses the fuse board, providing both convenience and ample storage.

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.



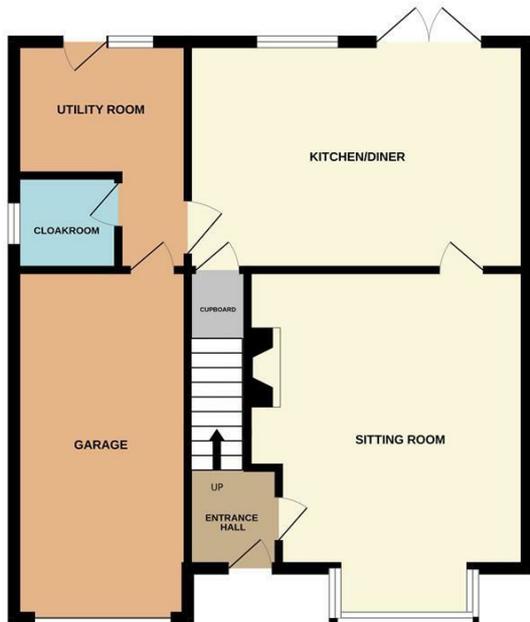




Tenure: Freehold
 Council Tax Band: D
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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