

£220,000  
Asking Price



## Longbeach Drive

Carlton Colville, NR33 8TS

- Three-bedroom semi-detached house
- CHAIN FREE
- Driveway with ample off-road parking and garage
- Spacious sitting room
- Private rear garden with patio and lawn
- Well presented throughout!
- Separate entrance porch
- Close to local schools and amenities
- Ideal for families or first-time buyers
- Sought-after Carlton Colville location

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### Location

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.



### Entrance porch

1.74m x 0.90m

Entrance door to the front aspect, UPVC double glazed obscure window to the side, laminate flooring throughout, and a door opens to the kitchen.

### Kitchen

3.08m x 1.93m

UPVC double glazed window to the front aspect, laminate flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven, gas hob and extractor fan, spaces for a fridge/freezer and a washing machine, a radiator and an opening to the sitting room.



### Sitting room

5.50m x 3.59m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, a storage cupboard, an opening to the dining room and stairs leading to the first floor landing.

### Dining room

2.77m x 2.43m

UPVC double glazed window to the rear aspect, French doors to the side leading to the rear garden and a radiator.



### Stairs leading to the first floor landing

Carpet flooring throughout, doors opening to the bathroom and bedrooms 1-3.



### Bathroom

2.59m x 2.48m

UPVC double glazed obscure window to the front aspect, vinyl flooring throughout, part tiled walls, pedestal wash basin, toilet, bath with shower attachment and an airing cupboard housing the gas boiler.

### Bedroom 1

3.57m x 2.84m

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

### Bedroom 2

3.12m x 2.71m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and loft access.

### Bedroom 3

2.74m x 2.73m

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



### Outside

To the front, a driveway provides ample off-road parking, with access to the garage and main entrance door. There is a laid lawn with established plants and shrubs.



To the rear is a patio area with gated access to a laid lawn. The garden includes a shed, outdoor lighting, an outside tap, and a selection of plants, trees, and shrubs. Fully fenced with gated access to the front.

### Garage

4.54m x 2.51m

Light and power with up and over door.

### 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: C  
EPC Rating:  
Local Authority: East Suffolk

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  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.  
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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