

£220,000
Asking Price



Abbeydale

Carlton Colville, NR33 8WJ

- Mid terrace family home
- 2 separate bedrooms
- Master bedroom with ensuite shower room
- Recently renovated
- Chain free
- Built-in storage solutions
- Off Road parking & a brick built garage
- A sought after location in Carlton Colville
- Close to local amenities, shops & schools
- Great transport links nearby





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

Located in the sought-after area of Abbeydale, Carlton Colville, this beautifully designed freehold townhouse offers modern comfort and thoughtful design throughout. The property features a spacious sitting room with an attractive fireplace, a contemporary kitchen/diner fitted with quality maple wood effect units and integrated appliances, and patio doors opening onto a landscaped garden with a raised timber decked patio and direct access to the brick-built garage. There are two separate bedrooms, including a master with ensuite shower room, a stylish family bathroom, and a convenient downstairs cloakroom. Additional benefits include oak internal doors, a fully boarded loft with power and light, off-road parking, and an electrical car charging point. Ideally situated close to schools, shops, and excellent transport links, this chain-free home perfectly combines comfort, functionality, and modern living in a desirable location.

Entrance Hall

Entrance door to the front aspect, brand new carpet, radiator and doors opening to the sitting room & cloakroom.

Cloakroom

1.63 x 0.98

Brand new vinyl flooring, radiator, extractor fan, toilet, pedestal wash basin with a mixer tap and tile splash backs.

Sitting Room

4.43 max x 3.15 max

Brand new carpet, UPVC double glazed window to the front aspect, radiator, fireplace, under-stair storage cupboard (housing the consumer unit) and a door opens to the kitchen/diner.

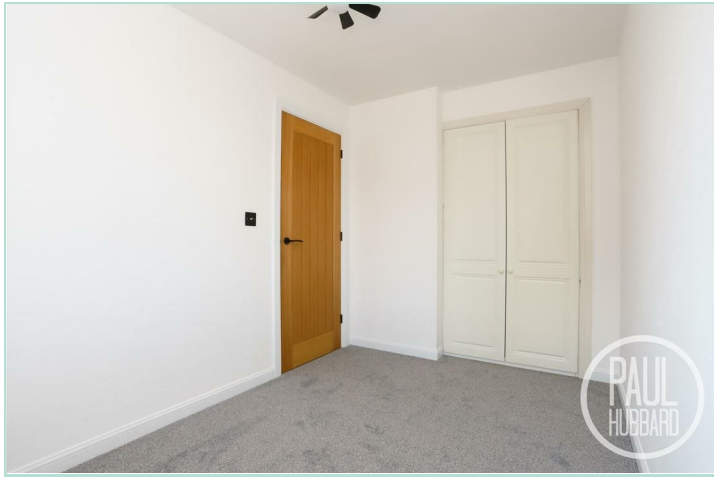
Kitchen/ Diner

4.11 max x 2.76 max

Brand new vinyl flooring, UPVC double glazed window to the rear aspect, spotlights, radiator, units above & below, laminate work surfaces, tile splash backs. inset composite sink & drainer with mixer tap, built-in double oven, hob & stainless steel extractor hood, integrated dishwasher, space for a washing machine & fridge-freezer and a double glazed sliding door opens to the rear garden.

Stairs leading to the First Floor Landing

Brand new fitted carpet, loft access and doors opening to bedrooms 1-2, the bathroom & the airing cupboard.



Bedroom 1

3.44 max x 3.25 max

Brand new fitted carpet, UPVC double glazed window to the front aspect, built-in wardrobe with double doors, radiator and a door opens into the ensuite shower room.

Ensuite Shower Room

1.56 x 1.52

Brand new vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, extractor fan, toilet, pedestal wash basin with mixer tap, a mains-fed shower set into a cubicle enclosure and tile splash backs.

Bedroom 2

3.28 x 2.15

Brand new fitted carpet, UPVC double glazed window to the rear aspect, radiator and built-in wardrobe with double doors.



Bathroom

1.97 max x 1.85 max

Brand new vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, toilet, pedestal wash basin with mixer tap, panelled bath with hot & cold taps, a mains-fed shower set above, part-tiled walls and a shaving point.

Outside

A welcoming pathway leads to the main entrance, enhanced by a storm porch and an attractive, low-maintenance frontage.



At the rear, the landscaped garden includes a laid lawn, patio, and pathways leading to raised decking. It features outdoor lighting, power sockets, and a water tap, with a door providing direct access to the garage. The space is fully enclosed by panel fencing for added privacy and security.

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: A
 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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