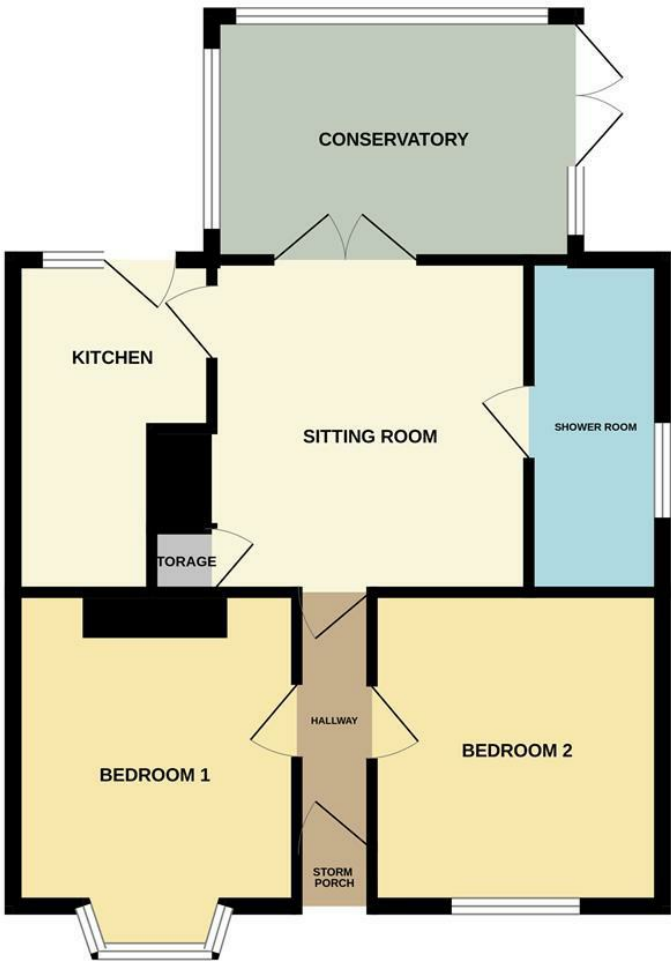


Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
Local Authority: East Suffolk Council

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



£190,000  
Guide Price



## Rounces Lane Carlton Colville, NR33 8AJ

- Semi detached bay-fronted bungalow
- 2 double bedrooms
- Off road parking for multiple vehicles
- Chain free
- Spacious wet room
- Gas central heating with combi boiler
- Beautifully kept rear garden
- Close to local shops & amenities
- A sought after location in Carlton colville village
- Spacious conservatory with utility area

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### 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, cupboard housing the consumer unit, loft access and doors opening to bedrooms 1-2 & the sitting room.

### Sitting Room

3.57 x 3.38

Fitted carpet, radiator, fitted storage cupboards, doors opening to the wet room & kitchen and French doors open to the conservatory.

### Kitchen

3.50 max x 2.10 max

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, gas combi boiler, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, space for a fridge-freezer and a UPVC door opens to the rear garden.

### Conservatory

3.89 x 2.63

Vinyl flooring, radiator, UPVC double glazed windows to the side & rear aspect, base units, laminate work surfaces, space for a washing machine and UPVC French doors open to the rear garden.

### Bedroom 1

3.80 max into bay x 3.00

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

### Bedroom 2

3.34 x 3.04

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

### Wet Room

3.35 x 1.41

A spacious wet room featuring vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, heated towel rail, tiled walls, suite comprises a toilet, wash basin set into a vanity unit with hot & cold taps and an electric shower.

### Outside

The spacious driveway offers off-road parking for multiple vehicles and is bordered by well-maintained plants and shrubs, with a panel fence providing privacy. A small step leads up to the storm porch, which shelters the front door, while gated side access allows entry to the rear garden.

The fully enclosed rear garden features a neatly maintained lawn, surrounded by mature flower and shrub borders. It also benefits from three timber storage sheds, a greenhouse, an outdoor tap and sockets for added convenience, with gated rear access to a pathway which leads to the park, perfect for owners with pets.

### 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.

