

Tenure: Freehold
Council Tax Band: A
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	

£160,000
Asking Price



STAPLEHURST CLOSE
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 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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Staplehurst Close , NR33 8RG

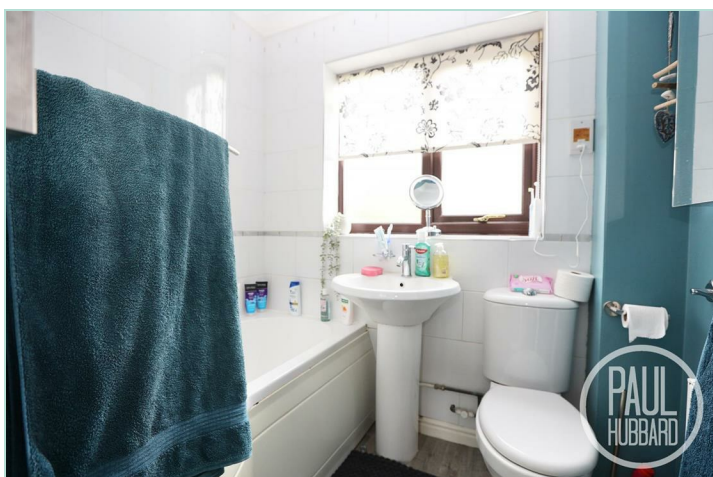
- One bedroom maisonette
- Private south-west facing courtyard to the rear
- Private entrance
- Off-road parking for multiple vehicles and garage
- Separate kitchen with fitted units
- Ideal for first-time buyers or investors
- Gas central heating
- UPVC double glazing throughout
- Close to local shops and amenities
- Modern bathroom



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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

Entrance door to the rear aspect, vinyl flooring throughout, a radiator, electrics box and doors opening to the sitting room, bathroom, kitchen, bedroom and a storage cupboard.

Sitting room

4.84m x 3.73m

UPVC double glazed windows to the front and rear aspect, carpet flooring throughout, X2 radiators and a built in unit.

Kitchen

2.99m x 2.20m

UPVC double glazed window to the front aspect, vinyl flooring throughout, units above and below, work surfaces, one and a half bowl composite sink with drainer and waste disposal, integrated oven, induction hob, extractor fan, fridge/freezer, space for a washing machine, cupboard housing the gas combi boiler and a radiator.

Bathroom

2.73m x 1.86m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, part tiled walls, pedestal wash basin, bath with shower attachment and glass screen, a toilet and a radiator.

Bedroom

4.84m x 3.40m

UPVC double glazed window to the front and rear aspect, carpet flooring throughout, X2 radiators and built in wardrobes.

Outside

To the front a driveway providing off-road parking for multiple vehicles, leading to a garage. A paved area offers additional space and convenient access through to the rear of the property.

To the rear a south-west facing private courtyard with a fenced surround, featuring steps leading up to the main entrance door. The space is enhanced by outdoor lighting, decorative plant holders, and access to a useful storage unit.

Garage (4.14m x 2.35m)

Light and power with up and over door.

Agent note

Please note that the neighbouring property pays ground rent for the garage situated on their land.

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.

