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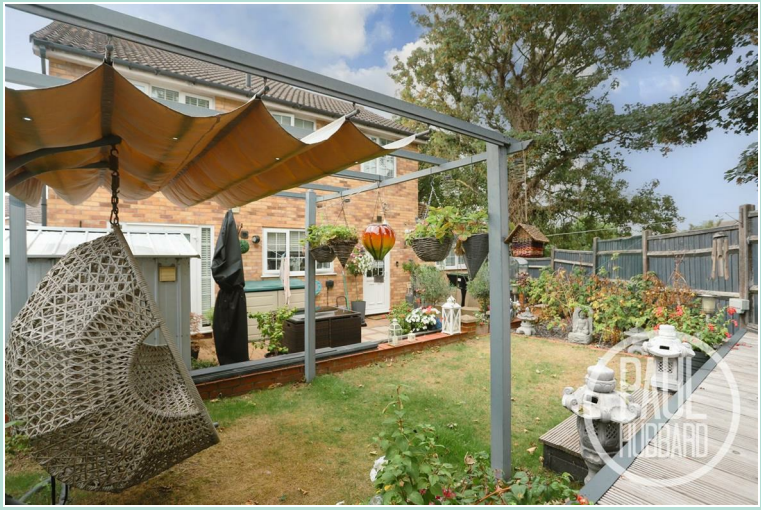

Wharfedale

Lowestoft, NR33 8TA

- Executive detached family home
- Sought after Carlton Colville location
- Off road parking for multiple vehicles
- Integral garage
- 5 separate bedrooms, 2 with en-suites
- Presented to a high standard throughout
- Multiple reception areas
- Large kitchen/ family room with adjoining utility
- Gas central heating & UPVC double glazed
- Close to local amenities, shops & schools

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Location - Carlton Colville

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 & double glazed obscure windows, herringbone laminate flooring, radiator, stairs to the first floor and doors opening to the sitting room & dining room.

Sitting Room

5.11 max x 3.99 max
Fitted carpet, UPVC double glazed bay window to the front aspect, gas fireplace and a radiator.

Dining Room

4.89 x 2.21
Herringbone laminate flooring, UPVC double glazed window to the front aspect, radiator and doors opening to the kitchen & bedroom 5.

Bedroom 5

4.90 max x 2.83
Laminate flooring, UPVC double glazed window to the rear aspect, spotlights, x2 radiators and a door opening to the en-suite bathroom.

En-suite Bathroom

3.03 max x 1.58 max
Laminate flooring, UPVC double glazed obscure window to the front aspect, extractor fan, spotlights, heated towel rail, toilet, pedestal wash basin with a mixer tap, panelled bath tub with a mixer tap, a mains-fed shower set above and tiled splash backs.

Kitchen/ Family Room

6.07 max x 2.92 max
Herringbone laminate flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, under cabinet lighting, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in double oven, gas hob & stainless steel extractor hood, American style fridge-freezer, spotlights, feature pendant lighting, a door opens into the utility room, space for a sofa or breakfast table and UPVC French doors opening to the rear garden.

Utility Room

1.93 x 1.69

Herringbone laminate flooring, spotlights, units above & below (housing the gas boiler), laminate work surfaces, inset stainless steel sink with mixer tap, space for a washing machine & tumble dryer, a door opens to the cloakroom and a UPVC door opens to the rear garden.

Cloakroom

1.30 x 0.96

Herringbone laminate flooring, radiator, spotlights, extractor fan, toilet, wash basin set into a vanity into with a mixer tap and a tile splash back.

Stairs to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-4, the bathroom & airing cupboard (housing the hot water cylinder).

Bedroom 1

3.8 x 2.96

Fitted carpet, x2 UPVC double glazed windows to the front aspect, radiator, built-in wardrobes & units and a doors opens into the en-suite.

Bedroom 2

2.84 x 2.85

Laminate flooring, UPVC double glazed window to the rear aspect, spotlights and a built-in wardrobe.

Bedroom 3

2.57 max x 2.19 max

Laminate flooring, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.

Bedroom 4

2.79 max x 2.40 max

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

Bathroom

2.02 x 2.96

Laminate flooring, UPVC double glazed obscure window to the rear aspect, extractor fan, spotlights, heated towel rail, toilet, wash basin set into a vanity into with a mixer tap, a panelled corner bath tub with mixer tap, a mains-fed shower set above and tiled splash backs.

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Outside

The property is approached via a laid lawn frontage and private driveway, providing off-road parking for multiple vehicles and access to the garage. The front garden is bordered by panel fencing, with the main entrance door to the front and gated side access leading through to the rear garden.

The rear garden provides a beautifully maintained haven, thoughtfully arranged with a patio area, laid lawn and steps leading to a raised decking area. Featuring an inset pond, decorative pergola and an array of established planting, the garden offers a lovely space for relaxing and entertaining. Further benefits include an outdoor tap, power sockets, lighting and a timber storage shed, with the garden fully enclosed by panel fencing.

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.

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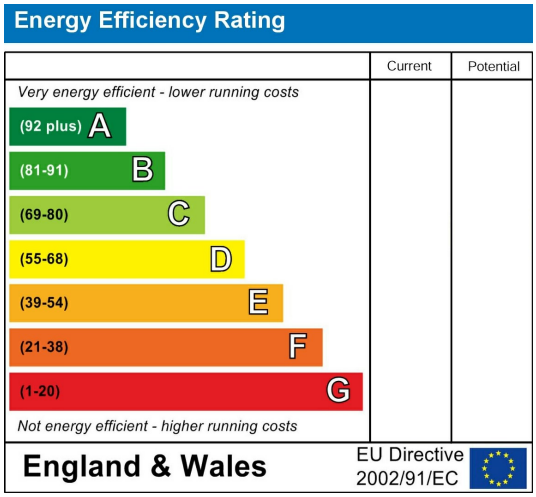
Tenure: Freehold
Council Tax Band: D
EPC Rating: TBC
Local Authority: East Suffolk Council



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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 are 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