www.paulhubbardonline.com

£300,000
Offers In Excess Of

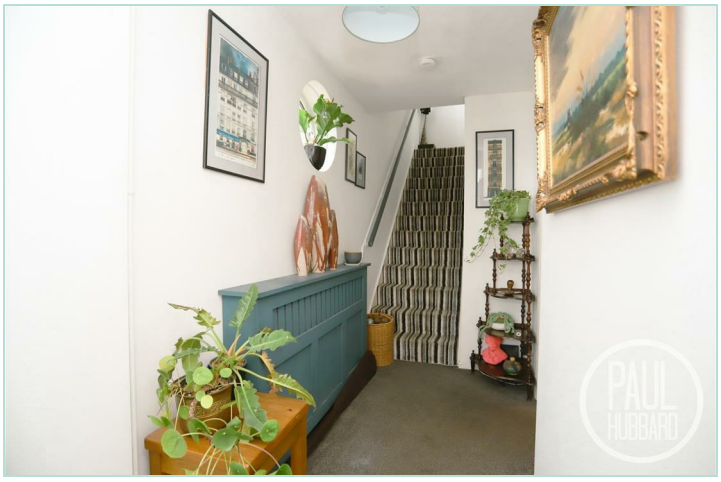
The Gardens

Carlton Colville, NR33 8LQ

- Semi detached family home
- Off road parking for multiple vehicles
- Gas central heating with combi boiler
- 3 separate bedrooms
- Spacious living areas
- Modern kitchen & bathroom
- Double garage converted into entertainment area
- UPVC double glazing
- Great transport links nearby
- Close to local amenities, shops & schools

PAUL HUBBARD

e - info@paulhubbardonline.com t - 01502 531218



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.

Porch
1.27 x 1.11
Composite entrance door to the front aspect, fitted carpet, UPVC double glazed obscure window to the front & side, a timber internal window to the side, space for storing coats & shoes and a door opens into the hallway.

Hallway
Fitted carpet, UPVC double glazed circular window to the side aspect, radiator, stairs leading to the first floor landing and a door opens into the open-plan lounge/ diner.

Sitting Room
6.54 max x 3.53
A spacious sitting room extended by an archway opening. Featuring fitted carpet, UPVC double glazed window to the front aspect, radiator, timber frame internal window to the side aspect and a door opens into the kitchen/ diner.

Kitchen/ Diner
5.55 x 4.04
Vinyl flooring, radiator, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, under-mount stainless steel sink & mixer tap, built-in double oven, ceramic hob & extractor hood, space for an American style fridge freezer, dishwasher, washing machine & tumble dryer, UPVC French doors open to the conservatory and a door opens to the rear lobby.

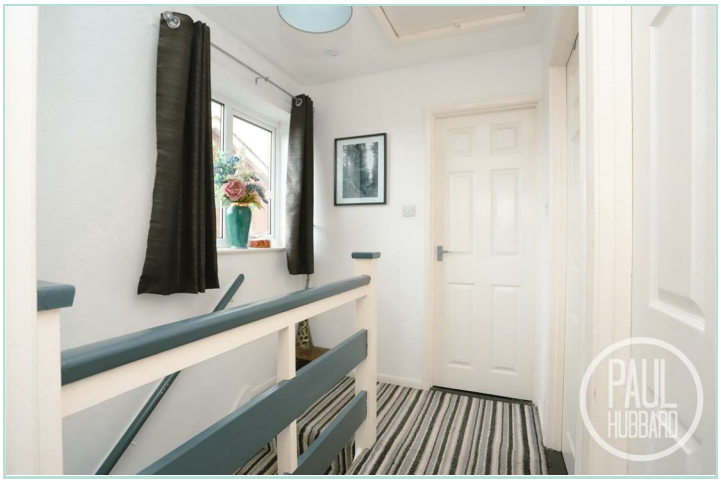
Conservatory
2.42 x 2.37
Fitted carpet, dual aspect UPVC double glazed windows and UPVC French doors opening to the rear garden.

Rear lobby
Laminate flooring, under-stair storage cupboard, a door opens to the cloakroom and a UPVC door opens to the exterior.

Cloakroom
1.57 x 0.88
Laminate flooring, UPVC double glazed obscure window to the rear aspect, toilet and part-tiled walls.

Stairs leading to the First Floor Landing
Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1
3.33 x 2.67
Fitted carpet, UPVC double glazed window to the rear aspect, built-in wardrobes with double doors and a radiator.



Bedroom 2

4.34 x 2.71

Fitted carpet, UPVC double glazed window to the front aspect, built-in wardrobe (housing the gas combi boiler) and a radiator.

Bedroom 3

3.43 x 2.23

Exposed & painted floorboards, UPVC double glazed window to the front aspect, built-in storage cupboard and a radiator.

Bathroom

1.94 x 1.77

Tile flooring, UPVC double glazed obscure window to the rear aspect, spotlights, extractor fan, heated towel rail, tiled walls, toilet, pedestal wash basin with mixer tap, p-shape panelled bath with a mixer tap, a mains-fed shower set above with both handheld & rainfall heads and a glass shower screen.

Outside

A long, sweeping driveway provides ample off-road parking for multiple vehicles and is complemented by a neatly lawned garden bordered with an array of plants and shrubs. A paved pathway leads up to the main entrance door at the front of the property, creating an inviting approach.

To the rear, a paved patio area offers the perfect space for outdoor seating and dining, extending to a side area that provides additional storage options. UPVC sliding doors open into the entertainment room, seamlessly blending indoor and outdoor living. A charming picket fence separates the remaining garden, which features a further patio area, a well-maintained lawn, and mature planted borders. The garden is fully enclosed by panel fencing for privacy and includes a convenient storage shed.

Double Garage Conversion: Entertainment Area

6.51 x 5.32

A versatile and inviting space featuring fitted carpet, dual-aspect UPVC double-glazed windows, lighting and electrics, a mechanics pit, and a bar area with stools and pool table included. There's ample room for a sofa and other furnishings—perfect for entertaining or relaxing.

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.

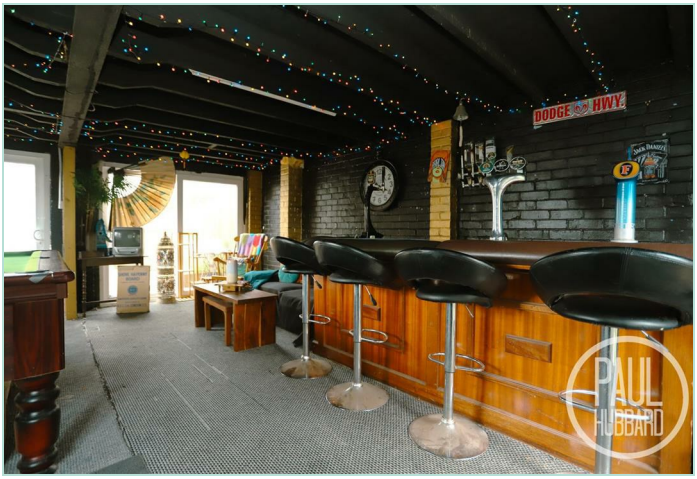
PAUL
HUBBARD

PAUL
HUBBARD

PAUL
HUBBARD

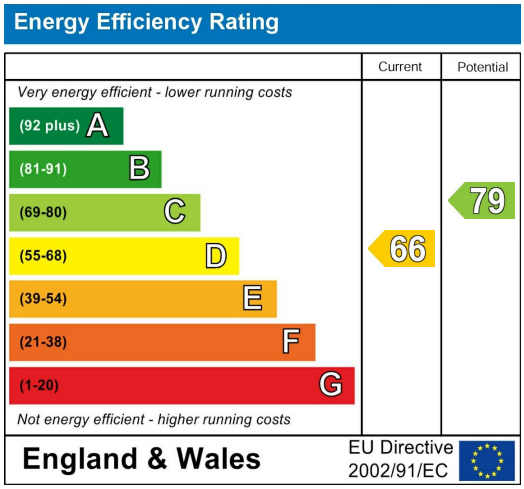
PAUL
HUBBARD

PAUL
HUBBARD


DODGE HWY.
PAUL
HUBBARD

PICCADILLY CIRCUS W.1
PAUL
HUBBARD

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



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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.
Made with Metropix ©2025

Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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