



£1,050 Per  
Per Calendar Month



## Dorley Dale Lowestoft, NR33 8US

- 3-bedroom mid-terraced house
- Ground-floor cloakroom and first-floor family bathroom
- Spacious sitting room
- Open kitchen/diner
- Bright conservatory overlooking the garden
- South-east-facing garden with laid lawn
- Off-road parking for one vehicle
- Garage included
- Close to local shops, amenities, and schools
- Good transport links nearby

PAUL  
HUBBARD



## 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.

## Hallway Entrance

Composite entrance door to the front aspect, wood flooring, radiator, space for storing coats and doors opening to the cloakroom & sitting room.

## Cloakroom

1.53 x 0.99

Wood flooring, radiator, part-tiled walls, toilet and a wall mounted wash basin with hot & cold taps.

## Sitting Room

5.50 max x 4.25 max

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, feature fireplace, stairs to the first floor landing, under-stair storage cupboard and a door opens to the kitchen/diner.

## Kitchen/ Diner

4.24 x 2.93

Laminate flooring, UPVC double glazed window to the rear aspect, laminate tile flooring, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, gas combi boiler, spaces for a fridge-freezer. Washing machine, oven & dishwasher and sliding doors open into the conservatory.

## Conservatory

2.96 x 2.30

UPVC double glazed windows to the side and rear aspects, vinyl flooring throughout and French doors opening to the rear garden.

## Stairs leading to the First Floor Landing

Fitted carpet, loft access hatch and doors opening to bedrooms 1-3 & the family bathroom.

## Bedroom 1

3.56 max x 3.18 max

Fitted carpet, UPVC double glazed window to the front aspect, built-in wardrobe, radiator and a door opening to the en-suite shower room.

## En-suite Shower Room

1.48 x 1.44

Laminate flooring, UPVC double glazed obscure window to the front aspect, radiator, part tiled walls, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.

## Bathroom

2.28 x 1.59

Laminate tile flooring, radiator, extractor fan, part tiled walls, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap and a mains-fed shower set above.





### Bedroom 2

3.57 max x 2.32 max

Fitted carpet, UPVC double glazed window to the rear aspect, built-in wardrobe and a radiator.

### Bedroom 3

2.54 x 1.85

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

### Outside

To the front, the property features a neat laid-to-lawn garden with a pathway leading to the main entrance door, creating an inviting approach to the home with outdoor lighting.

To the rear, the south-east-facing garden offers an ideal balance of patio and lawn, perfect for outdoor dining and relaxation. The space is fully enclosed with fencing for privacy and includes gated access leading directly to the allocated garage and off-road parking for one vehicle.

### Application Process

If you are interested in applying for this property there is a simple process

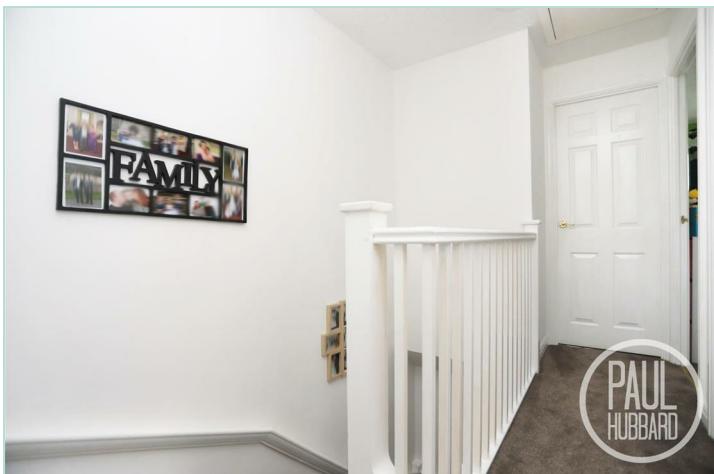
- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

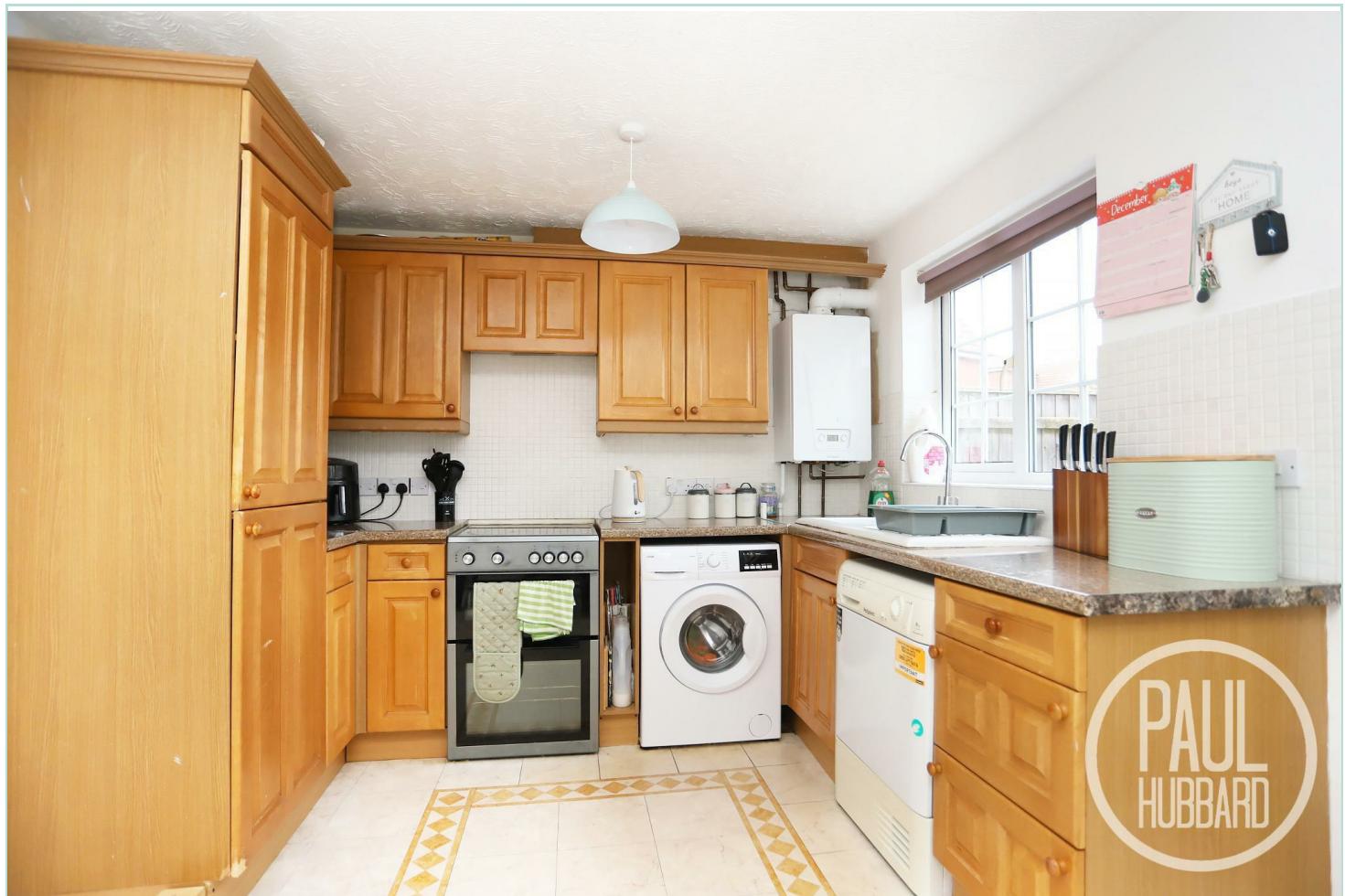
### Application Fees

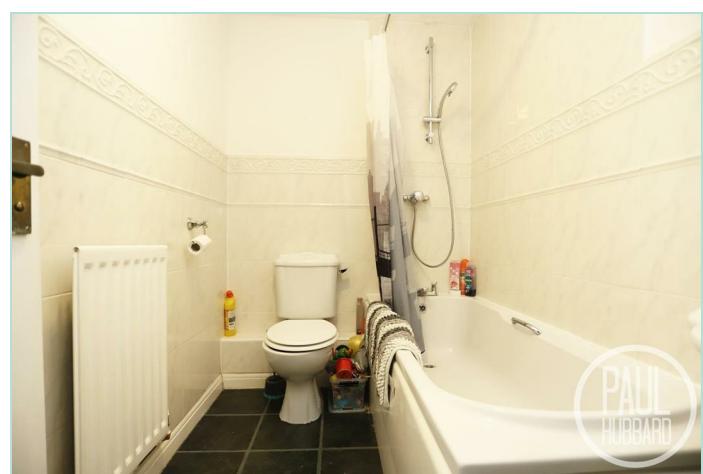
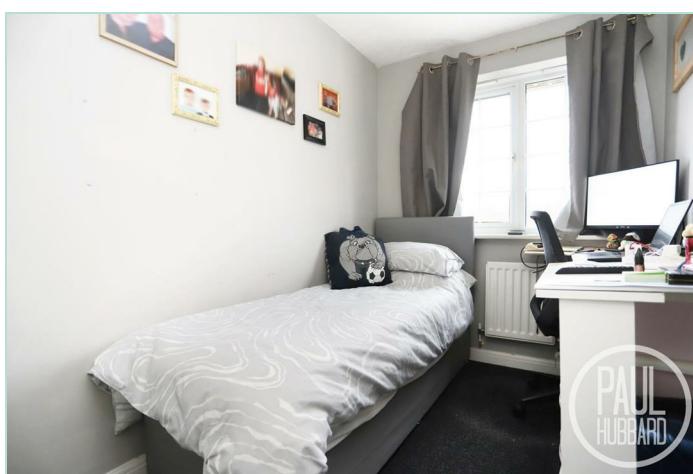
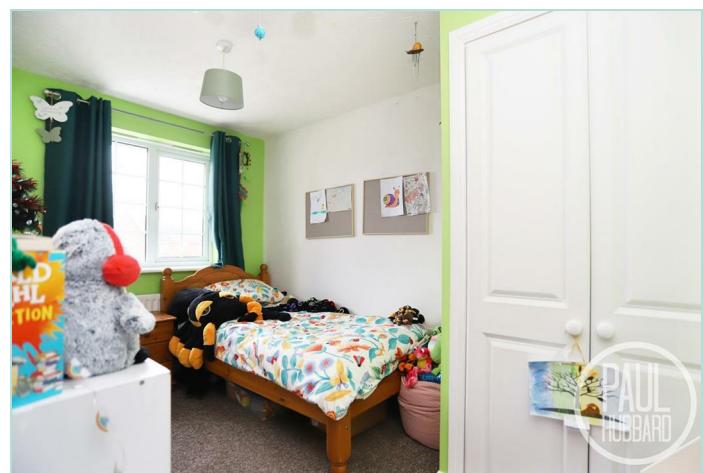
PLEASE NOTE: In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

\*Deposit - Deposit is usually 5 weeks rent.

\*\*Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.





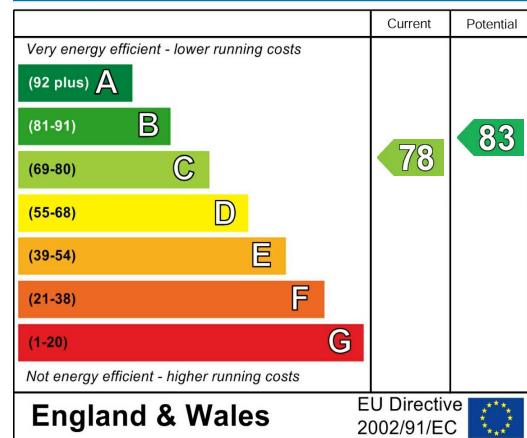


Council Tax Band: B

EPC Rating: C

Local Authority: East Suffolk Council

### Energy Efficiency Rating



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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