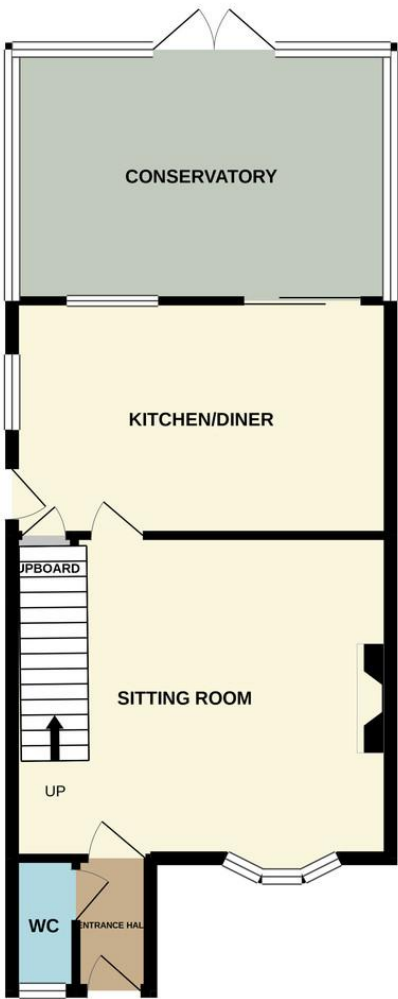


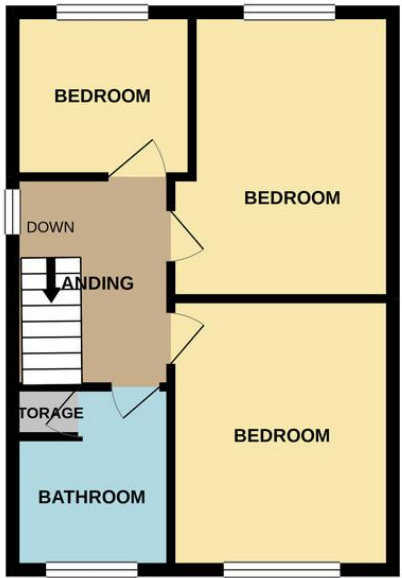
Tenure: Freehold
Council Tax Band: B
EPC Rating : 'd61'
Local Authority: East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-10	G		

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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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



Bloomfield Way

Carlton Colville, NR33 8TH

- Brand new modern kitchen/diner
- Ample off road parking with detached garage
- Three separate bedrooms
- New modern bathroom
- Spacious conservatory

e - info@paulhubbardonline.com t - 01502 531218

**PAUL
HUBBARD**



Description:

LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

ENTRANCE HALL

UPVC double glazed door opening to front aspect, laminate flooring and doors opening to WC and into lounge.

WC

5' 6" x 2' 7" (1.7m x 0.8m)

UPVC double glazed window to front aspect, tile flooring, toilet, vanity sink and heated towel rail.

LOUNGE

15' 5" x 13' 9" (4.7m x 4.2m)

UPVC double glazed bay window to front aspect, laminate flooring, stairs leading to first floor landing, feature fireplace and door opening into kitchen/diner.

KITCHEN/DINER

15' 5" x 9' 10" (4.7m x 3.0m)

UPVC double glazed window to rear aspect and UPVC double glazed sliding door opening into conservatory. Laminate flooring, units above and below work surfaces with inset stainless steel sink and drainer. Integrated oven, grill, induction hob and extractor fan. Integrated dishwasher and spaces for fridge freezer and washing machine. Feature breakfast bar counter worktop with integral cupboard.

CONSERVATORY

15' 8" x 11' 1" (4.8m x 3.4m)

UPVC double glazed window surround, UPVC double glazed French doors opening to rear garden and laminate flooring.

STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, UPVC double glazed window to side aspect and doors opening to bathroom and bedrooms 1-3.

BATHROOM

9' 2" x 6' 6" (2.8m x 2.0m)

UPVC double glazed window to front aspect, tile flooring, vanity sink with toilet and feature LED mirror. Panelled bath with mains fed shower above, heated towel rail and door opening to airing cupboard.

BEDROOM 1

12' 1" x 8' 10" (3.7m x 2.7m)

UPVC double glazed window to front aspect, carpet flooring and doors opening to fitted wardrobe.

BEDROOM 2

11' 5" x 8' 10" (3.5m x 2.7m)

UPVC double glazed window to rear aspect and carpet flooring.

BEDROOM 3

7' 6" x 6' 6" (2.3m x 2.0m)

UPVC double glazed window to rear aspect and carpet flooring.

OUTSIDE

To the front of the property is a paved driveway leading up alongside the property and residing to a brick built garage with up and over door. Laid lawn garden with paved steps lead to front door.

To the rear of the property is a paved seating area overlooking a sweeping laid lawn garden. Garden sits within a panelled fence surround and gated access is offered to side.

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.

