

£375,000

Offers In Excess Of



Chalmers Green

Carlton Colville, NR33 8FY

- Stunning field views
- Two double bedrooms
- Ample parking with garage
- Well presented throughout
- New gas combi boiler





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

Entrance door to front aspect, carpet flooring, loft hatch with ladder, radiator, doors opening to bathroom, sitting room, kitchen, bedrooms 1-2, x2 storage cupboards- one with hot water tank inside.



BATHROOM

6' 6" x 5' 6" (2.0m x 1.7m)

Double glazed timber window to front aspect, tile flooring, tile walls, radiator, toilet, vanity unit with inset hand wash basin and panelled bath with handheld shower attachment.



SITTING ROOM

15' 8" x 12' 5" (4.8m x 3.8m)

Double glazed timber window to side aspect and French doors to rear aspect opening into the garden, carpet flooring, radiator and timber French doors opening to dining room.



DINING ROOM

9' 10" x 9' 6" (3.0m x 2.9m)

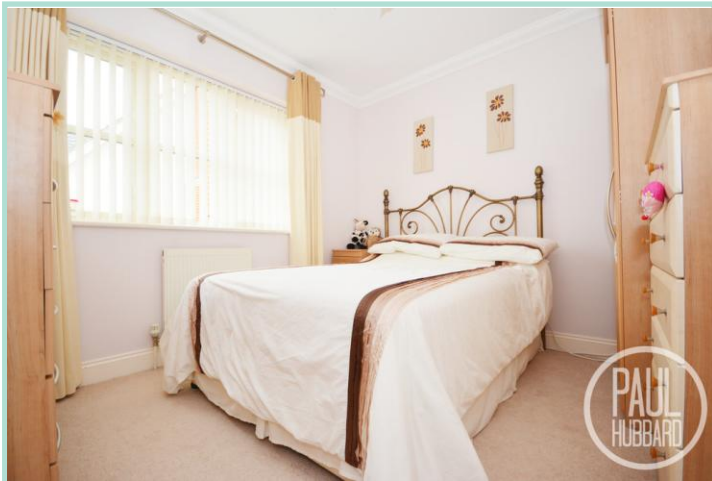
Double glazed timber window to rear aspect, Karndean flooring, radiator and opening to kitchen.



KITCHEN

15' 8" x 10' 9" (4.8m x 3.3m)

Double glazed timber window to rear aspect and door to side aspect opening to side access. Vinyl flooring, part tile walls, radiator, units above and below, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated oven, dishwasher and fridge freezer, cupboard with newly fitted gas combi boiler inside, space for washing machine with door opening to entrance hall.



BEDROOM 1

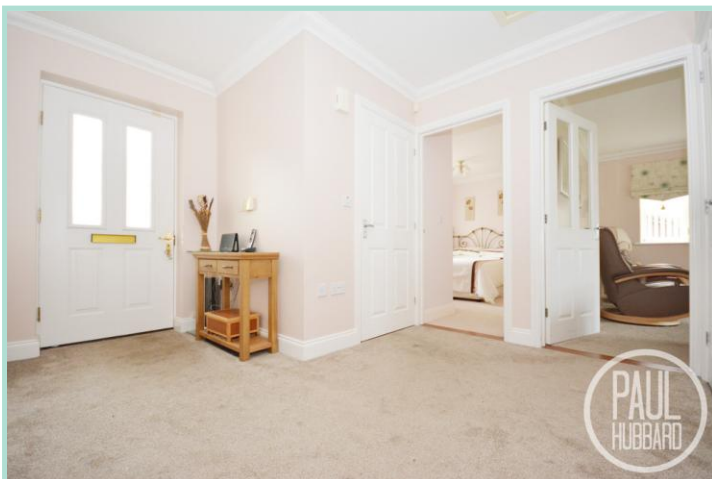
12' 9" x 10' 9" (3.9m x 3.3m)

Double glazed timber window to front aspect, carpet flooring, radiator, space for double bed and door opening to en suite.

ENSUITE

7' 2" x 2' 11" (2.2m x 0.9m)

Double glazed timber window to side aspect, tile flooring, radiator, toilet, slimline vanity unit with inset wash basin and mains fed power shower inside a glass cubicle.



BEDROOM 2

12' 9" x 9' 2" (3.9m x 2.8m)

Double glazed timber window to front aspect, carpet flooring, radiator and space for double bed.

OUTSIDE

Garage - 5.8m x 2.9m

Roller door to front aspect, door to side aspect, light and power.

To the front of the property an easily maintained shingle front garden with brick weave pathway that leads up to the garage, timber gate opening to the rear garden and patio pathway leading round to side access and additional timber gate to the garden.

To the rear of the property a patio pathway leads up to a south west facing laid lawn garden which sweeps round to the side aspect with plant and shrub borders, patio seating area, timber garden shed and access to the garage, all fully enclosed within a timber fence surround.

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.





Tenure: Freehold
Council Tax Band:
EPC Rating : 'c72'
Local Authority: East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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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Head Office
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
propertyfile@paulhubbardonline.co
 m
 01502 531218

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