

£250,000

Guide Price



## Ohio Close

Carlton Colville, NR33 8TQ

- Beautifully presented throughout
- Three separate bedrooms
- Ample parking with garage
- Family bathroom and wet room
- New gas combi boiler

**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 to front aspect, carpet flooring, stairs to first floor landing, doors opening to sitting room and kitchen/diner.

### SITTING ROOM

15' 5" x 10' 2" (4.7m x 3.1m)

UPVC double glazed window to front aspect, laminate flooring, dado rail, gas fire, radiator, sliding doors to rear aspect opening into the conservatory.

### CONSERVATORY

8' 2" x 7' 10" (2.5m x 2.4m)

Timber double glazed french doors to side aspect opening into the garden and windows surround, tile flooring, radiator.

### KITCHEN/DINER

15' 5" x 15' 5" (4.7m x 4.7m)

x3 UPVC double glazed windows to front and rear aspects with door opening into the garden, laminate flooring, x3 radiators, newly fitted wall mounted gas boiler, part tile walls, units above and below, laminate work surfaces, composite sink with drainer, extractor fan, space for washing machine, dishwasher and double range cooker, doors opening to pantry and rear lobby.



#### REAR LOBBY

UPVC double glazed french doors to rear aspect opening into the garden, tile flooring, base unit with laminate work surface, sliding door opening to wet room.

#### WET ROOM

9' 10" x 4' 11" (3.0m x 1.5m)

UPVC double glazed window to side aspect, wet room flooring, radiator, wall mounted hand wash basin, walk in electric shower, wash and dry toilet.



#### STAIRS LEADING TO FIRST FLOOR LANDING

UPVC double glazed window to rear aspect, carpet flooring, loft hatch, radiator, doors opening to bathroom and bedrooms 1-3.

#### BATHROOM

17' 8" x 5' 10" (5.4m x 1.8m)

UPVC double glazed window to rear aspect, wet room flooring, x2 radiators, pedestal wash basin, toilet, bath with hand held shower attachment and walk in electric shower. Sliding door opening to master bedroom.



#### BEDROOM 1

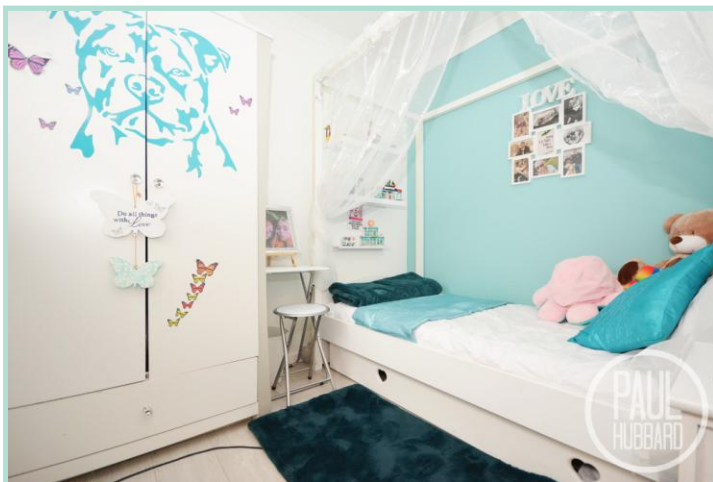
23' 7" x 11' 5" (7.2m x 3.5m)

x3 UPVC double glazed windows to front and side aspects, carpet flooring, x2 radiators.

#### BEDROOM 2

10' 2" x 10' 2" (3.1m x 3.1m)

UPVC double glazed window to front aspect, laminate flooring, radiator, door opening to built in storage cupboard.



#### BEDROOM 3

7' 10" x 7' 2" (2.4m x 2.2m)

UPVC double glazed window to rear aspect, laminate flooring, radiator.



## OUTSIDE

Garage - 6.2m x 3.1m

Up and over door to side aspect, aluminium door and timber window to front aspect, light and power.

To the front of the property a laid lawn garden with shrubs and concrete pathway leading up to the main entrance door.

To the side aspect an off road parking space which leads up to double timber gates opening to an additional off road parking space and rear garden.

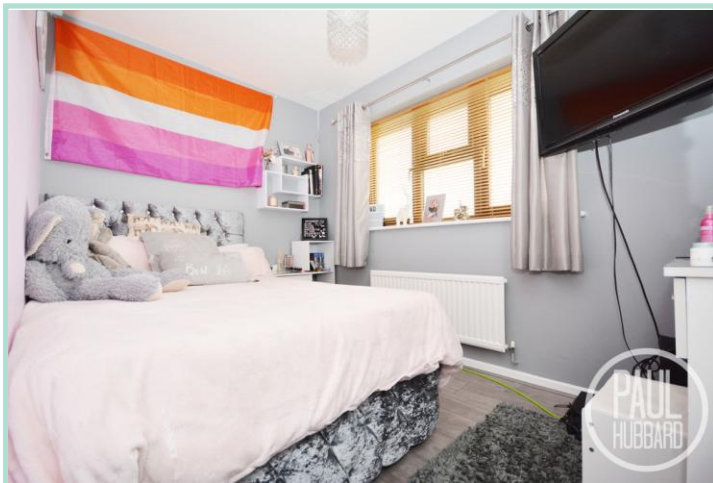
To the rear of the property a concrete area which houses a timber garden shed and leads up to a low level fenced laid lawn garden with concrete seating area, plant and shrub borders, concrete pad which houses a greenhouse and provides access to the garage.

## 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.





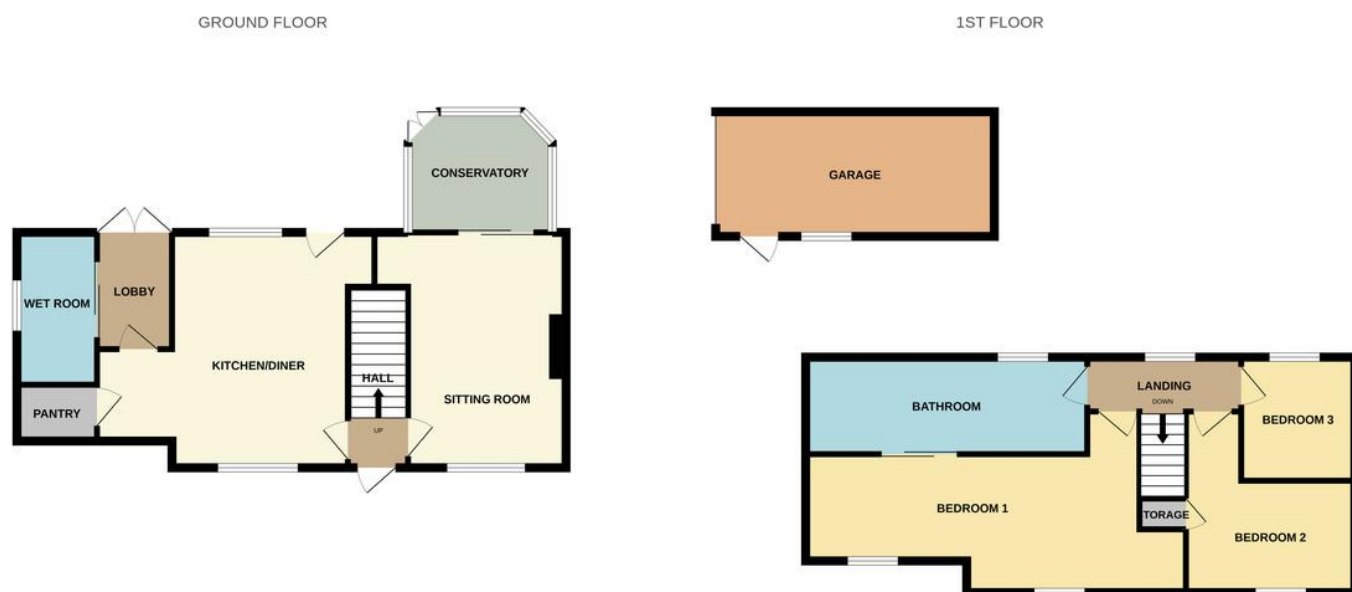


**Tenure:** Freehold

**Council Tax Band:** B

**EPC Rating :** 'TBC'

**Local Authority:** East Suffolk Council



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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