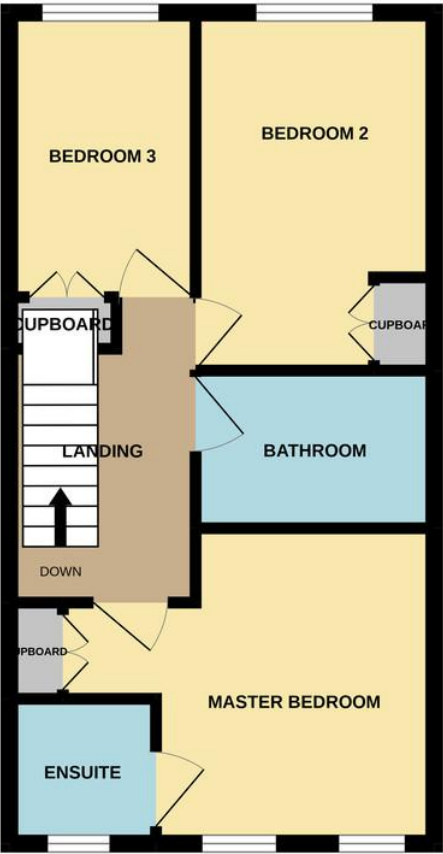


**Tenure:** Freehold  
**Council Tax Band:** B  
**EPC Rating :** 'TBC'  
**Local Authority:** East Suffolk Council

GROUND FLOOR



1ST 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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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



£230,000  
Offers In Excess Of



## Abbeydale

Carlton Colville, NR33 8WJ

- CHAIN FREE
- Three separate bedrooms
- Ample parking with garage
- Well presented
- Popular location

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**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

Entrance door to front aspect, LVT flooring, radiator, doors opening to WC and lounge.

### WC

4' 11" x 3' 7" (1.5m x 1.1m)

LVT flooring, radiator, part tile walls, toilet, pedestal wash basin.

### LOUNGE

18' 0" x 13' 1" (5.5m x 4.m)

UPVC Double glazed window to front aspect, carpet flooring, x2 radiators, electric fire, stairs to first floor landing, doors opening to the kitchen/diner and under stairs storage cupboard housing the boiler.

### KITCHEN/DINER

13' 9" x 9' 2" (4.2m x 2.8m)

UPVC double glazed window to rear aspect with sliding doors opening into the garden, vinyl flooring, radiator, part tile walls, units above and below, laminate work surfaces, extractor fan, stainless steel sink with drainer, 4 ring gas hob, integrated washing machine, dishwasher, fridge/freezer, double oven and grill.

### STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, doors opening to bathroom and bedrooms 1-3.

### BATHROOM

7' 6" x 5' 2" (2.3m x 1.6m)

UPVC Double glazed window to side aspect, vinyl flooring, part tile walls, pedestal wash basin, toilet, radiator, bath with handheld shower attachment.

### BEDROOM 1

11' 5" x 10' 5" (3.5m x 3.2m)

x2 UPVC Double glazed windows to front aspect, carpet flooring, radiator, doors opening to built in wardrobe and en-suite.

### ENSUITE

4' 11" x 4' 7" (1.5m x 1.4m)

UPVC double glazed window to front aspect, vinyl flooring, part tile walls, radiator, pedestal wash basin, toilet, mains fed shower enclosed within a glass cubicle.

### BEDROOM 2

11' 9" x 7' 6" (3.6m x 2.3m)

UPVC Double glazed window to rear aspect, carpet flooring, radiator, loft hatch, doors opening to built in wardrobe.

### BEDROOM 3

8' 2" x 5' 10" (2.5m x 1.8m)

UPVC Double glazed window to rear aspect, carpet flooring, radiator, doors opening to built in wardrobe.

### OUTSIDE

To the front of the property an easily maintained shingle garden with patio pathway that leads up to the main entrance door.

To the rear of the property a fully enclosed south west facing patio seating area which leads up to a laid lawn garden with timber gate to side aspect opening to alley access which leads to an off-road parking space and brick-built 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.

