

£375,000

Guide Price



## Airedale

Carlton Colville, NR33 8TJ

- Beautifully presented throughout
- Four separate bedrooms
- Newly fitted gas boiler
- Ample off road parking with garage
- Sought after Carlton Colville location

**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 entrance door and window to front aspect, tile flooring, radiator, stairs to first floor landing, doors opening to WC and kitchen/diner.

### WC

6' 10" x 3' 7" (2.1m x 1.1m)

UPVC double glazed window to front aspect, tile flooring, radiator, wall mounted hand wash basin, toilet.

### KITCHEN/DINER

20' 8" x 15' 8" (6.3m x 4.8m)

UPVC double glazed window and french doors to rear aspect opening into the garden, Karndean flooring, radiator, a selection of units above and below, laminate work surfaces, ceramic butler sink, extractor fan, integrated dishwasher and fridge, space for double oven. Doors opening to an under stairs storage cupboard and living room, opening to the utility.

### LIVING ROOM

20' 4" x 11' 9" (6.2m x 3.6m)

UPVC double glazed bay window to front aspect, carpet flooring, x2 radiators, queens blend brick fireplace with original feature cast iron stove door, gas fire and solid oak beam.



#### UTILITY ROOM

11' 5" x 7' 6" (3.5m x 2.3m)

UPVC double glazed window and door to rear aspect opening into the garden, skylight, Karndean flooring, radiator, wall mounted gas boiler, laminate work surface with space below for appliances including a washing machine and tumble dryer, door opening to the garage.

#### GARAGE

19' 4" x 8' 2" (5.9m x 2.5m)

Up and over door to front aspect, loft space, light and power.



#### STAIRS LEADING TO FIRST FLOOR LANDING

Original wood flooring, loft hatch, doors opening to airing cupboard, family bathroom and bedrooms 1-4.

#### BATHROOM

6' 10" x 6' 2" (2.1m x 1.9m)

UPVC double glazed window to side aspect, tile flooring, part tile walls, heated towel rail, toilet, pedestal wash basin, bath with handheld shower attachment.



#### BEDROOM 1

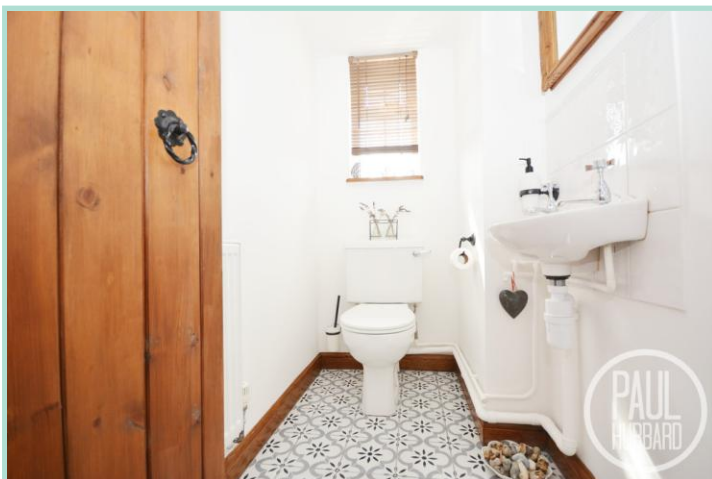
11' 9" x 10' 5" (3.6m x 3.2m)

UPVC double glazed window to rear aspect, carpet flooring, radiator, sliding doors opening to built in wardrobe and door opening to en-suite.

#### ENSUITE

6' 10" x 4' 7" (2.1m x 1.4m)

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



#### BEDROOM 2

10' 5" x 8' 6" (3.2m x 2.6m)

UPVC double glazed window to rear aspect, carpet flooring, dado rail, radiator, door opening to built in wardrobe.

### BEDROOM 3

11' 9" x 11' 5" (3.6m x 3.5m)

UPVC double glazed window to front aspect, carpet flooring, radiator, sliding doors opening to built in wardrobe.

### BEDROOM 4

11' 9" x 9' 2" (3.6m x 2.8m)

UPVC double glazed window to front aspect, carpet flooring, radiator.

### OUTSIDE

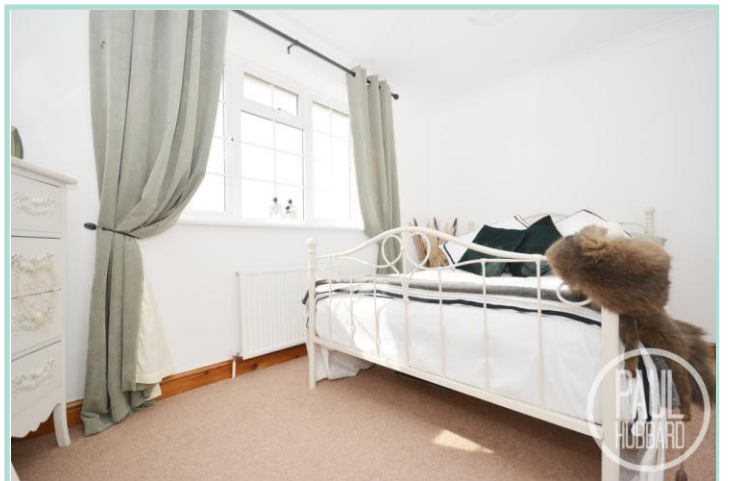
To the front of the property a shingle driveway with plant and shrub borders which leads up to the garage, main entrance door and timber gate opening to the rear garden.

To the rear of the property a patio seating area which houses a timber summerhouse leads up to a raised laid lawn garden and decked area bordered with a selection of plants and shrubs, all fully enclosed within a timber fence surround. The garden benefits from a storage area to one side of the property and alley to the opposed side with timber gate opening to the driveway

### 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:** D  
**EPC Rating :** 'd63'  
**Local Authority:** East Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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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