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Merville

Lowestoft, NR33 8UF

- Spacious 4 bed detached home
- Generous drive way with off road parking for multiple vehicles
- Recently fitted gas combi boiler
- Nestled in a cul-de-sac in popular Carlton colville location
- Bay fronted open plan lounge/diner layout
- 4 Separate double bedrooms
- Master bedroom with ensuite
- Adjoined garage
- Close to local amenities, shops and schools
- Great transport links nearby

PAUL HUBBARD

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Location - Carlton Colville

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

Entrance hall

UPVC double glazed window and entrance door to the front aspect, solid wood flooring throughout, a radiator, carpeted stairs leading to the first floor landing and door opening to the sitting room.

Sitting room

4.6m x 4.5m

UPVC double glazed bay window to the front aspect, solid wood flooring throughout, x2 radiators, feature fireplace an opening to the dining room and doors open to the kitchen and hallway.

Dining room

2.8m x 2.5m

UPVC double glazed french doors to the rear aspect opening into the conservatory, solid wood flooring throughout and a radiator.

Conservatory

3.2m x 3.2m

UPVC double glazed french doors to the rear aspect opening into the garden and windows surround, tile flooring throughout.

Kitchen

4.4m x 2.5m

x2 UPVC double glazed windows to the rear aspect, door opening to the side aspect opening into the garden, tile flooring throughout, tile splash backs, a selection of units above and below, laminate work surfaces, stainless steel sink with drainer, cupboard below with water softener and drinking water filter, cupboard housing a recently fitted gas combi boiler, space for appliances including a fridge/freezer, slimline dishwasher and extractor fan with a Rangemaster-style oven below, available to remain by separate negotiation.

Hall

Tile flooring throughout and doors opening to the garage and cloakroom.

Garage

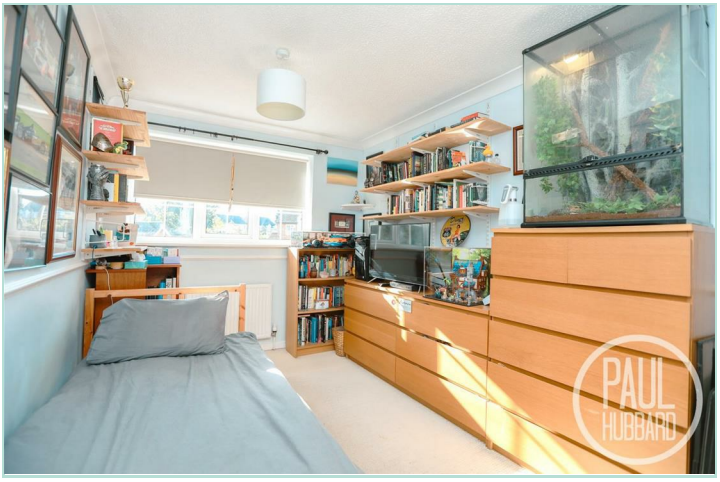
5.3m x 2.4m

Adjoined to the property with electric up and over door to the front aspect, light, power and storage space inside.

Cloakroom

1.9m x 1.4m

UPVC double glazed window to the side aspect, tile flooring throughout, a radiator, toilet and slimline wall mounted hand wash basin.



Stairs leading to the first floor landing
Carpet flooring throughout, loft hatch and doors opening to the family bathroom and bedrooms 1-4.

Bathroom
1.9m x 2.8m
UPVC double glazed window to the rear aspect, vinyl flooring throughout, part tile walls, a heated towel rail, toilet, pedestal hand wash basin, bath with mains fed shower above and door opening to a built in storage cupboard.

Bed 1
3.9m x 3.6m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, double doors opening to a built in wardrobe and additional door opening to the en-suite.

En-suite
1.4m x 1.9m
UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, a heated towel rail, toilet, pedestal hand wash basin and mains fed shower enclosed within a glass cubicle.

Bed 2
3.6m x 2.4m
UPVC double glazed window to the front aspect, carpet flooring throughout, dado rail, a radiator and double doors open to a built in wardrobe.

Bed 3
2.8m x 2.7m
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bed 4
2.9m x 2.5m
UPVC double glazed window to the rear aspect, vinyl flooring throughout and a radiator.

Outside
To the front of the property is a spacious brick weave driveway providing ample off road parking. The driveway is partially enclosed by a brick wall and complemented by mature shrubs. Gated side access leads to the rear garden.

To the rear of the property is a fully enclosed lawned garden, featuring shingle and brick weave seating areas, a swing, and decorative flowers and established shrubs throughout.

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.

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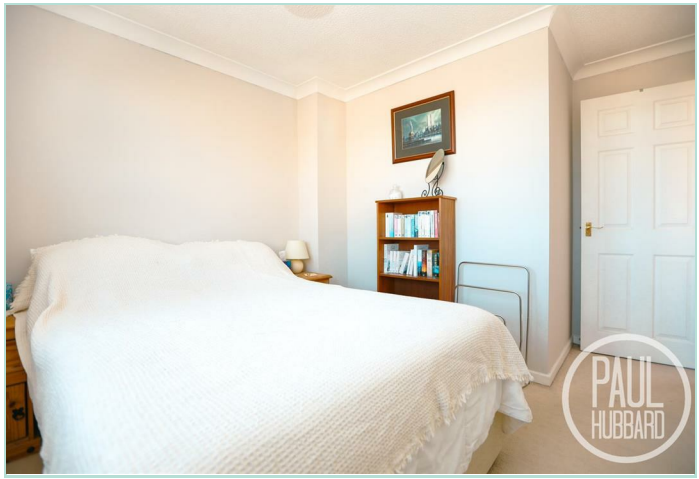
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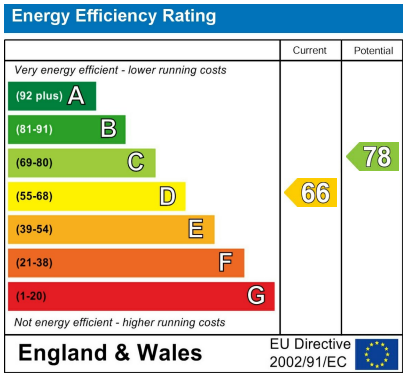
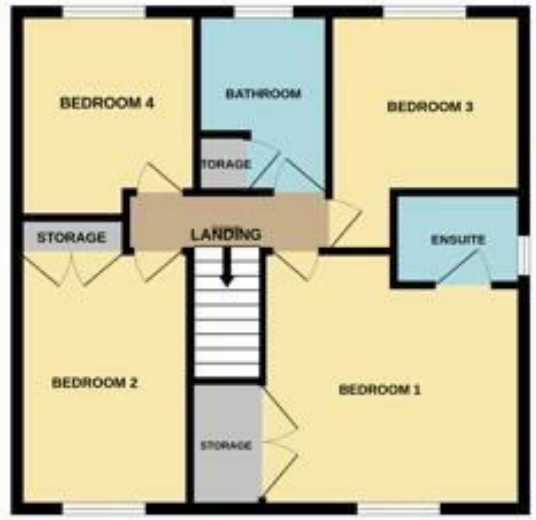
Tenure: Freehold
Council Tax Band: D
EPC Rating: D
Local Authority: East Suffolk Council





6 MERVILLE
TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.

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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