

76 Cowslip Crescent

, Carlton Colville, NR33 8LB

Asking Price £135,000

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Situated in the popular Carlton Colville area, this spacious first-floor maisonette offers an excellent opportunity for buyers looking to put their own stamp on a well-proportioned home. The accommodation comprises a generous sitting room, separate kitchen, two bedrooms and a bathroom. Externally, the property benefits from a well-maintained front garden with useful ground-floor storage, a private enclosed courtyard garden and ample off-road parking. Conveniently located close to local shops, schools and amenities, with easy access to Lowestoft, Oulton Broad and the Norfolk Broads, this property presents an appealing blend of space, practicality and potential.






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.

Stairs leading to the First Floor Landing

An external staircase leads up to the main entrance door on the first floor.

Entrance Hall

UPVC entrance door & double glazed window to the front aspect, fitted carpet, radiator, built-in storage cupboard, loft access and doors opening to all internal rooms.

Sitting Room 15'7" max x 12'1" max (4.75 max x 3.69 max)

UPVC double glazed windows to the front & rear aspect, fitted carpet, x2 radiators and a gas fireplace.

Kitchen 9'2" x 6'10" (2.80 x 2.09)

Tile flooring, UPVC double glazed window to the rear aspect, wall-mounted gas combi boiler, units above & below, laminate work surfaces, tile splash backs, built-in oven, gas hob & extractor hood and spaces for a fridge-freezer & washing machine.

Bedroom 1 11'6" x 10'3" (3.51 x 3.13)

Fitted carpet, UPVC double glazed window to the rear aspect, fitted wardrobes and a radiator.

Bedroom 2 10'10" x 5'0" (3.32 x 1.53)

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom 6'7" x 5'3" (2.01 x 1.62)

Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, tiled walls, suite comprises of a toilet & wash basin with hot & cold taps, set into a vanity unit, a panelled bath with hot & cold taps and an electric shower with a hand-held attachment.

Outside

The front of the property features a well maintained lawn, bordered by a decorative chain and post surround. A UPVC door provides access to an under-stair garden store. (With a UPVC door, housing the gas and electric meters). An external staircase leads to the main entrance on the first floor, while a shared driveway to the side leads to off-road parking and access to the four garages located at the rear. The property offers off-road parking for multiple vehicles, along with four garages, each with up-and over doors (3 of which are leased out to other people on long leases). The garage houses the consumer unit, along with controls for the solar panel system.

Across the car park to the rear, you'll find private gated access to a paved courtyard garden, fully enclosed by panel fencing. This attractive outdoor space provides the perfect setting to create your own private haven for relaxing or hanging washing to dry.

Agent note

The roof space is currently leased to Freetricity for the installation of solar panels, providing the benefit of renewable energy generation. The current owners have advised that the solar panels help to significantly reduce their electricity costs.

Lease information

The property is freehold, and the garages located beneath the home are situated on the owner's land. Three of the garages are leased, with an annual small ground rent payable by the leaseholders.

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.

Buyer AML - £42 inc VAT

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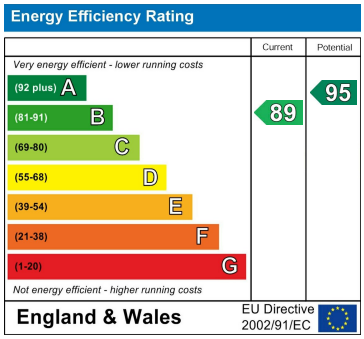
Area Map



Floor Plans



Energy Efficiency Graph



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