



27 Carlton Hall Chapel Road
Carlton Colville, Lowestoft, NR33 8BL
£269,950

HARDIMANS



**27 Carlton Hall Gardens,
Carlton Hall Chapel Road,
Carlton Colville, Lowestoft,
Suffolk, NR33 8BL**

Excellent retirement bungalow situated in the picturesque grounds with many fruit trees, ponds and extensively planted with flowers and shrubs. The bungalow comes complete with a fully fitted kitchen including integrated appliances, a wet room and 2 bedrooms. The bungalow has emergency call points directly wired to the main hall, where help is always available within minutes and also underfloor heating all controlled by a Heatmiser system. The setting is peaceful and secure allowing those within this environment to live their lives to the full. There is an age restriction of 75+.



ENTRANCE HALL

door to front entrance, large partially boarded loft space with access via hatch with ladder.

SITTING ROOM

Windows to side and rear aspect overlooking the pond and door to rear.

KITCHEN/DINING ROOM

Window to front aspect, worktop space with tile splash back, cupboards and drawers under, cupboards above, two sink with drainer, Smeg double eye level oven, Smeg electric hob with extractor fan above, built in Smeg washing machine and built in tumble dryer and fridge/freezer.

PRIMARY BEDROOM

Window to front aspect and built in wardrobes.

BEDROOM TWO

Window to rear aspect and built in airing cupboard.

BATHROOM/WET ROOM

Frosted window to rear aspect, fully tiled, walk in shower, low level WC, hand wash basin and chrome effect towel radiator.

OUTSIDE

To the front, pathway to entrance door. To the side of the property is a large attached shed. To the rear, patio area, communal gardens

PERSONAL CARE AND REQUIREMENTS

If care is required for medical or personal care needs, this will be individually assessed and agreed with the bungalow resident to provide how ever many hours per day and is charged per half hour by a monthly invoice payable in arrears. The care is provided by Carlton Halls own fully trained carers from the main home. If required domestic help for chores, ironing, washing up and even cleaning from the Halls domestic staff, can be made available and is charged per half hour, which is invoiced monthly in arrears. Full meal facilities are also available, freshly cooked from the Halls own kitchens. Meals are charged individually and invoiced monthly in arrears.

MAINTENANCE

To ensure the bungalows and grounds are kept to a high standard, the grounds external maintenance will remain the responsibility of the home and are covered by a maintenance contract between the freeholder of the bungalow and the home, payable quarterly in advance. The current maintenance fee is approx. £129.60 per week, £6739.20 p.a. to include see 'Maintenance to include'.

MAINTENANCE TO INCLUDE

1. MAINTENANCE OF EMERGENCY CALL SYSTEM AND 24 HOUR MANED SUPPORT.
2. SECURITY CCTV SYSTEM.
3. COMMUNAL LIGHTING OF ROADS AND PATHWAYS.
4. MAINTENANCE MAN RESPONSIBLE FOR EXTERNAL MAINTENANCE OF BUNGALOWS.
5. COMMUNAL EQUIPMENT AND PUBLIC LIABILITY FOR COMMUNAL AREAS.
6. MONTHLY WINDOW CLEANING.
7. MAINTAINING ALL FENCES.
8. MAINTAINING ALL COMMUNAL SERVICES.
9. MAINTAINING ALL PLANTED AND FLOWER BEDS.
10. CLEARING OF PATHS AND LEAVES, LITTER, ICE AND SNOW.
11. GRASS CUTTING.

TENURE

Freehold

COUNCIL TAX BAND

A

MATERIAL INFO

This property has:

Mains, Electric, water & sewerage

Flood Risk Info: Very low

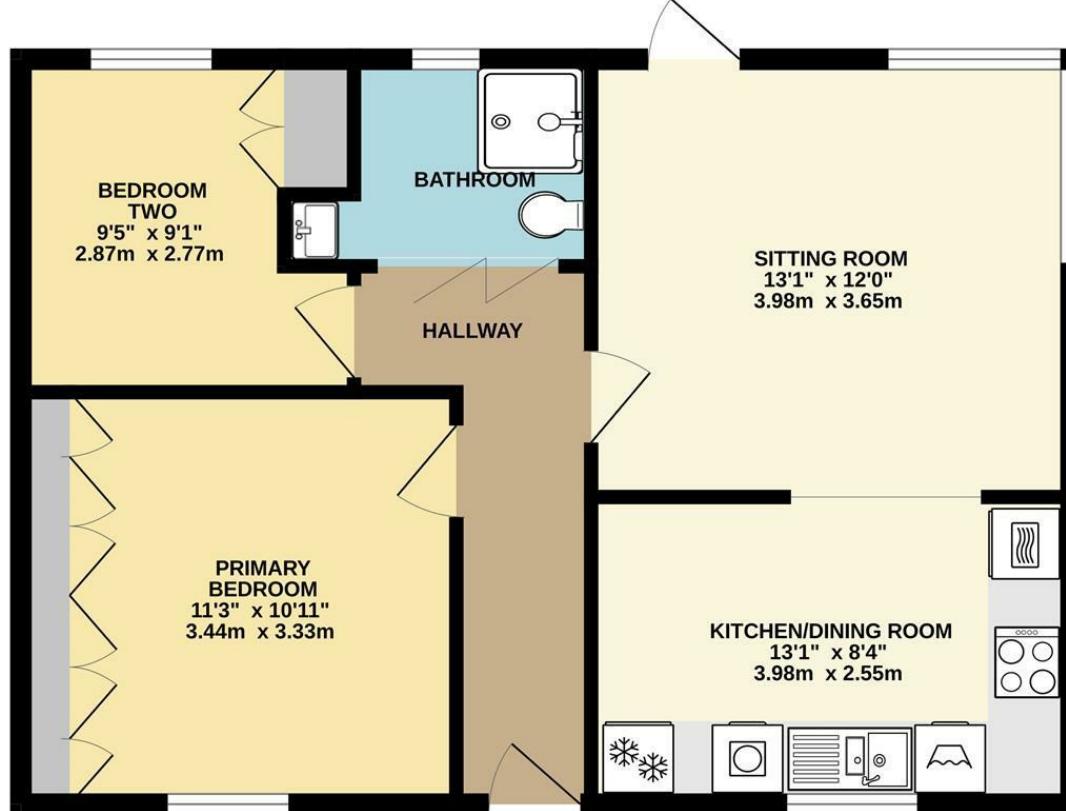
* Broadband: Could achieve Ultrafast speeds of 2000mbps

* Mobile: VODAFONE, 02, EE, THREE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



Floor Plan



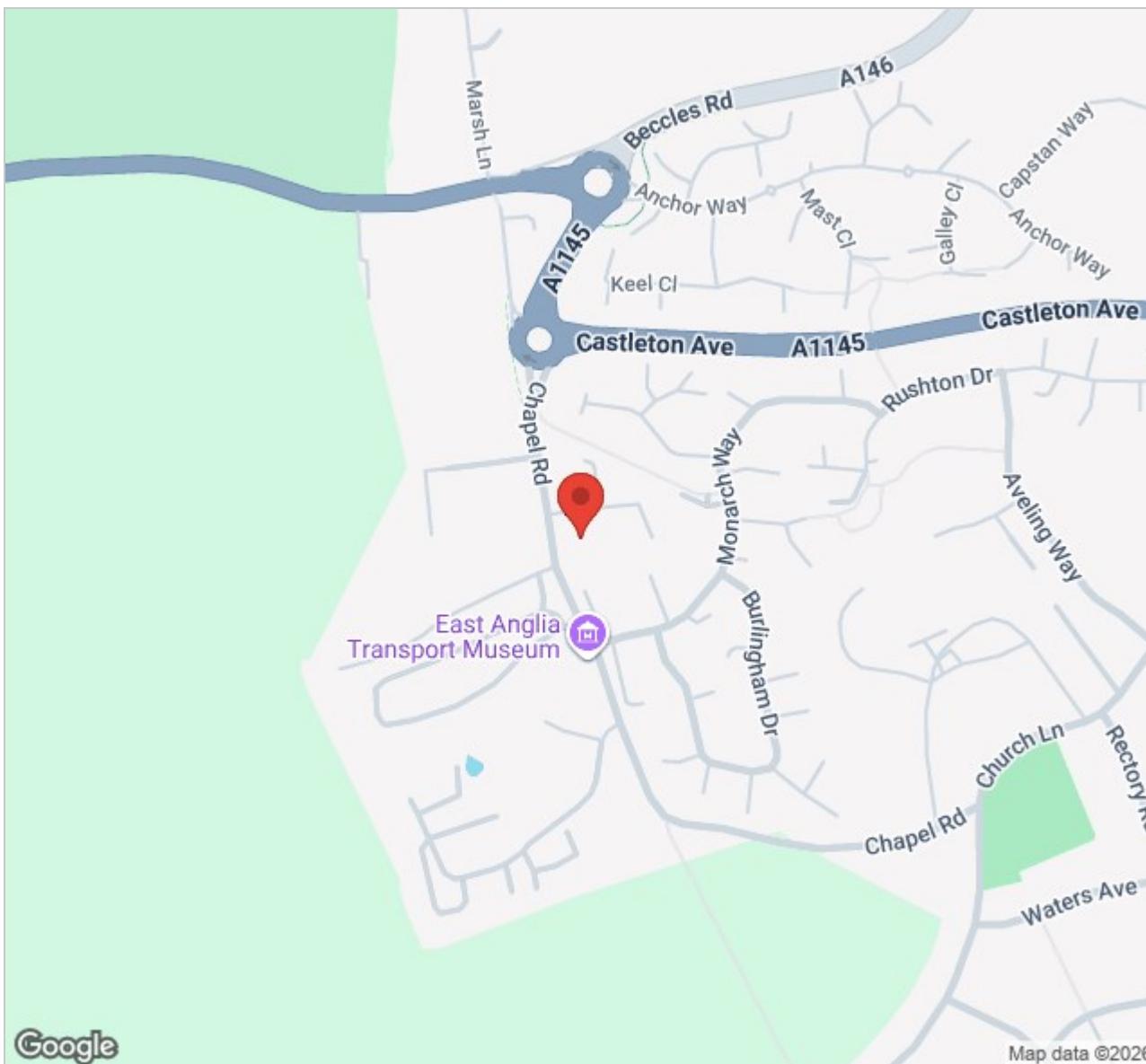
TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

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 inaccuracy. The floorplan is for illustrative purposes only and should not 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.

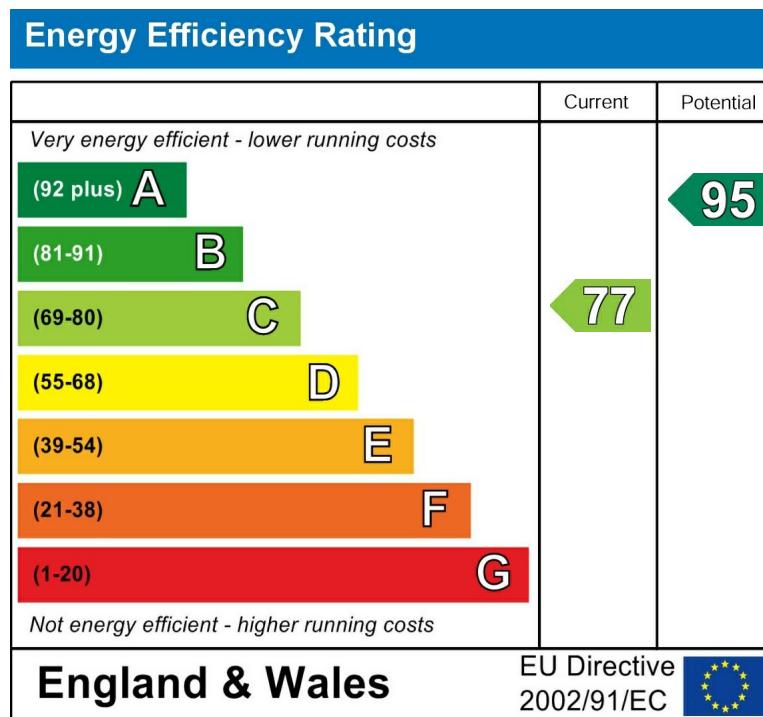
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GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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