



**Ullswater, Carlton Colville Lowestoft NR33 8WG**

**welcome to**

## **Ullswater, Carlton Colville Lowestoft**

William H Brown are pleased to present this modern four bedroom detached house in the location of Carlton Colville. With spacious reception rooms, four bedrooms upstairs and a stunning extension to the rear, the property makes a stunning family home. With ample parking. Call 01502 585998 today!

### **Ground Floor**

#### **Entrance Hall**

Double glazed door to front aspect, Stairs to landing, Under stairs cupboard, Tiled flooring.

#### **Cloakroom/ WC**

Partially tiled walls, WC, Wash Hand Basin, Integrated Unit, Radiator, Tiled flooring.

#### **Lounge**

21' 7" x 11' 7" ( 6.58m x 3.53m )

Three double glazed windows to side aspect, Open plan living, TV Point, Two radiators, Laminate flooring.

#### **Family Room/ Bedroom 5**

14' 9" x 10' 3" ( 4.50m x 3.12m )

Double glazed window to front and side aspect, Radiator, Laminate flooring,

#### **Kitchen/ Diner**

26' 4" x 17' 8" ( 8.03m x 5.38m )

Double glazed window to front and side aspects, Two skylights, Double glazed bi-fold doors to the rear aspect, Open plan living space, Fitted units with work surfaces, Integrated oven and grill, Gas Hob, Extractor fan, Sink and Drain unit, Spot lighting, Two radiators, Space for fridge freezer unit, Central island with storage cupboards. Tiled flooring.

### **First Floor**

#### **Landing**

Double glazed window to side aspect, Radiator, Built in storage cupboard, All bedrooms doors lead off from landing, Carpet flooring.

#### **Bedroom 1**

21' 8" Max x 11' 7" ( 6.60m Max x 3.53m )

Four double glazed Dorma windows to side aspect, TV Point, Radiator, Carpeted.

#### **En-Suite**

Double glazed window to side aspect, Walls are partially tiled, WC, Wash Hand Basin, Shower cubicle with splash-back surrounds, Extractor fan, Radiator, Tiled flooring.

#### **Bedroom 2**

15' 8" x 10' 3" ( 4.78m x 3.12m )

Double glazed window to front and side aspects, TV Point, Radiator, Carpeted flooring.

#### **Bedroom 3**

11' 9" x 11' 7" ( 3.58m x 3.53m )

Two double glazed windows to side aspects, Radiator, Laminate flooring.

#### **Bedroom 4**

11' 7" x 10' 3" ( 3.53m x 3.12m )

Double glazed window to front aspect, Radiator, Carpet flooring.





### **Bathroom**

Double glazed window to side aspect, WC, Wash Hand Basin with integrated units, Bath tub with mixer taps, Radiator, Tiled walls around bath and sink, Spotlights, Tiled flooring.

### **Outside**

#### **Front Garden**

Double driveway for parking, Path to front door, Gravel surrounding with fence to front aspect.

#### **Rear Garden**

Side gate to driveway, Landscaped slabbed patio area leading to grass, Decking and patio area for seating, Fully enclosed space.

#### **Garage**

Running Electricity. Motorised remote door.



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welcome to

## Ullswater, Carlton Colville Lowestoft

- \*\* GUIDE PRICE £400,000 - £425,000 \*\*
- 4/5 BEDROOMS
- DETACHED HOUSE
- MODERN THROUGHOUT
- KITCHEN EXTENSION
- DOUBLE GARAGE
- NEW BOILER AND CYLINDER 2022

Tenure: Freehold EPC Rating: C

guide price

**£400,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
LOW106596 - 0025

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william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



[williamhbrown.co.uk](http://williamhbrown.co.uk)