



**Anchor Way, Carlton Colville Lowestoft NR33 8GR**



**welcome to**

**Anchor Way, Carlton Colville Lowestoft**

William H Brown are absolutely delighted to present this beautifully decorated DETACHED home on Anchor Way. The property has been decorated to a modern and sleek standard throughout, with spacious rooms across both floors! Located in the popular location of Carlton Colville.



**William H Brown are pleased to offer this DETACHED, FOUR BEDROOM house on Anchor Way. Located in Carlton Colville, the property sits in a fantastic location, with schools and shops only a short journey away. Upon entering the home, a convenient entrance hall leads to the homes' reception spaces, as well as the downstairs WC. The lounge is of a superb size, suitable for a variety of furniture, and entertaining. The homes space, and modern decoration is highlighted upon entering the luxury kitchen/ dining room, with a variety of integral appliances as well as standalone island. A recently converted garden room also offers a great seating area to the rear of the home, looking out onto the well maintained rear garden. A convenient utility room, off of the kitchen, offers great storage for white goods, with additional worktop space. The first floor, like the ground, offers fantastic living space throughout. The bedrooms are all located off of the landing space, and are of a good size, with an extremely well sized master. A well decorated family bathroom, and en-suite are also located on the first floor. The front of the home offers brilliant curb appeal, with ample parking space, leading to the homes' garage, with running electricity! Please call 01502 585998 to book a viewing today!**



**view this property online** [williamhbrown.co.uk/Property/LOW107240](http://williamhbrown.co.uk/Property/LOW107240)



## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door, Built in under stairs storage, Carpeted stairs leading to landing of first floor, Tiled flooring.

#### **Wc**

Double glazed window to side aspect, Toilet, Wash hand basin with unit, Towel radiator, Tiled flooring.

#### **Lounge**

14' 2" x 11' 4" ( 4.32m x 3.45m )  
Double glazed Bay window to front aspect, Feature fireplace, TV and Power point, Radiator, Space for large sofa, Carpet flooring,

#### **Kitchen**

22' 10" x 9' 7" ( 6.96m x 2.92m )  
Double glazed window to rear aspect, Partially tiled walls, Fitted Modern Kitchen Base units with work surfaces, Island in the middle, Under unit lighting, Sink and drainer unit, Space for 50/50 fridge/freezer, Space for dining table, Integrated dish washer, Tiled flooring.

#### **Utility Room**

Double glazed door to side aspect, Fitted cabinets with work surfaces, Partially tiled walls, Plumbing for washing machine and tumble dryer, Tiled flooring.

#### **Sun Room**

6' 5" x 5' 5" ( 1.96m x 1.65m )  
Double glazed windows to rear and side aspects, Double glazed French Doors leading to rear garden, Power points, Tiled flooring.

### First Floor

#### **Landing**

Double glazed window to side aspect, Leads to All Four Bedrooms and Family bathroom, Carpet flooring.

### **Bedroom 1**

11' 11" x 11' 4" ( 3.63m x 3.45m )  
Double glazed window to front aspect, Double bedroom, Access to En Suite, Built in wardrobes, Radiator, Power points, Carpet flooring.

### **En Suite**

Double glazed window to side aspect, Fully tiled walls, Toilet, Wash hand basin with integrated units, Vanity unit, Shaving point, Shower cubicle, Towel radiator, Extractor fan, Tiled flooring.

### **Bedroom 2**

9' 7" x 9' 1" ( 2.92m x 2.77m )  
Double glazed window to rear aspect, Double bedroom, Built in wardrobes and cupboard, Power and TV points, Loft hatch, Carpet flooring.

### **Bedroom 3**

8' 7" x 6' 10" ( 2.62m x 2.08m )  
Double glazed window to rear aspect, Built in wardrobe, Radiator, Carpet flooring.

### **Bedroom 4**

8' 4" x 6' 4" ( 2.54m x 1.93m )  
Double glazed window to front aspect, Built in wardrobe, Power points, Radiator, Laminate wood effect flooring.

### **Bathroom**

Double glazed window to rear aspect, Toilet, Wash hand basin, Bath tub with over head shower, Radiator, Laminate flooring.

### Outside

#### **Front Garden**

Brickweave driveway which leads to garage, Outdoor porch and Front door, Landscaped with pebblestone to the front.

#### **Garage**

Roller door, running electricity.

#### **Rear Garden**

Patio leading to grass at with a shrubbery surround, side access to front. Rear access to garage.

welcome to

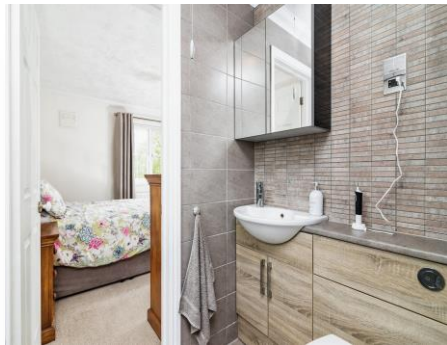
## Anchor Way, Carlton Colville Lowestoft

- \*\* Guide Price £340,000 - £360,000 \*\*
- Four Bedrooms Detached Family House
- Garden Room
- Utility Room
- Driveway and Garage
- Desirable Carlton Colville Location
- Downstairs WC, Family Bathroom and En Suite
- Modern Kitchen

Tenure: Freehold EPC Rating: C

guide price

**£340,000 - £360,000**



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.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/LOW107240](http://williambrown.co.uk/Property/LOW107240)



Property Ref:  
LOW107240 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01502 585998**



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



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



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