



**Damask Close, Carlton Colville Lowestoft NR33 8LL**



**welcome to**

**Damask Close, Carlton Colville Lowestoft**

William H Brown are delighted to present this beautifully decorated Detached Bungalow on Damask Close. The property offers a driveway with garage to front, spacious lounge and kitchen, with two double bedrooms and garden room at rear, with large rear garden! Please call 01502 585998 to view!



## Accommodation

### Ground Floor – Bungalow

#### **Kitchen**

11' 11" x 10' 2" ( 3.63m x 3.10m )

Two Double glazed windows to Front aspect, Partially tiled walls, Wall and Base Fitted Kitchen units with Work surfaces, Sink and drainer unit, Integrated Oven and Grill, Space for Fridge and Freezer unit, Plumbing for washing machine and tumble dryer, Radiator, Tiled flooring.

#### **Hall**

Access to all rooms and bathrooms, Loft hatch with integrated loft ladder, Power points, Radiator, Laminate wood effect flooring.

#### **Lounge**

20' 4" x 13' 3" ( 6.20m x 4.04m )

Double glazed window to Front and Side aspects, TV and Power points, Radiator, Space for Dining table, Laminate wood effect flooring.

#### **Conservatory**

15' 7" x 7' 7" ( 4.75m x 2.31m )

Double glazed window surround, Double glazed French doors to Garden, Laminate wood effect flooring. Radiator.

#### **Bedroom 1**

10' 7" x 9' 8" ( 3.23m x 2.95m )

Double glazed window to Rear aspect, Double bedroom, Built in storage cupboards/ wardrobe space, Radiator, Power points, Carpet flooring.

#### **Bedroom 2**

10' 4" x 9' 1" ( 3.15m x 2.77m )

Double glazed window to Rear aspect, Double bedroom, Power points, Radiator, Carpet flooring.

#### **Shower Room**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin with units below, Shower cubicle with rainfall shower head, Radiator, Tiled flooring.

### Outside

#### **Front Garden**

Concrete Driveway leading to Garage with brickweave side to Front door, Landscaped pebble dash garden with hedgerow to Front and Mixture of shrubbery.

#### **Rear Garden**

Fully enclosed Rear garden. Low maintenance landscaped garden with raised flower beds and slate feature patio slabs, Garage to Side and Side access gate.

#### **Garage**

24' 2" x 8' 8" ( 7.37m x 2.64m )

Concrete based garage, Up and Over door, Workshop benches and Running electricity.

**\*\* Guide Price £240,000 - £260,000 \*\*William H Brown are thrilled to offer this gorgeous Two Bedroom Detached Bungalow on Damask Close. Located in the popular location of Carlton Colville, within close proximity to shops and local transport links, this property is in an ideal area. The property sits on a generous plot, with large driveway and garage to side of the home and beautifully landscaped garden at the rear of the property. Inside the property, a kitchen offers superb appliance and worktop space, and leads through to the main hallway in the home. A bathroom can also be found off of the hallway! A large lounge/ dining space creates a lovely reception space for entertaining friends and family! Also located off of the hallway is two spacious double bedrooms, with the master including built in units! A gorgeous garden room can be found at the rear of the home, looking over the low maintenance rear garden, with a variety of pretty shrubbery. Please call William H Brown to view this gorgeous Bungalow today!**



**view this property online** [williamhbrown.co.uk/Property/LOW107739](http://williamhbrown.co.uk/Property/LOW107739)



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## Damask Close, Carlton Colville Lowestoft

- \*\* Guide Price £240,000 - £260,000 \*\*
- Two Double Bedroom Detached Bungalow
- Driveway & Garage
- Conservatory
- Desirable and Popular Carlton Colville Location
- Enclosed Landscaped Rear Garden
- Shower Cubicle with Rainfall Shower

Tenure: Freehold EPC Rating: C

guide price

**£240,000 - £260,000**



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

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Property Ref:  
LOW107739 - 0005

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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.



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