



Holystone Way, Carlton Colville Lowestoft NR33 8FP

welcome to

Holystone Way, Carlton Colville Lowestoft

* IDEAL FIRST HOME* William H Brown are thrilled to present this SEMI-DETACHED two bedroom property located in the popular village of Carlton Colville. Presented well throughout the property benefits from a spacious Lounge, Kitchen, Downstairs WC and Family Bathroom and an allocated parking space.



William H Brown Lowestoft are excited to present this Two Bedroom Semi-Detached Ideal First Home on Holystone Way. Situated in the sought after village of Carlton Colville, only a few miles away from the most Easterly point Coastal town of Lowestoft. Access to local amenities is easy from being close to Schools, Shops, Parks, Restaurants. Cafes, Pubs and Local transportation routes. Inside, the property is well presented throughout, making it easy to move into to make your own. A particular feature of the home is the spacious Lounge which has Rear French doors leading to the low maintenance garden. Being laid stone patio - makes the space ideal for entertaining guests in the summer months, with ample space for outdoor furniture. The kitchen has wall and base storage cupboards, integrated hob and oven with room for other appliances. Downstairs, there is also a handy accessible downstairs cloakroom. Upstairs the two bedrooms are both off the landing with access to the family bathroom. The main bedroom also boasts built in wardrobe space. The family bathroom is decorated to a modern standard with an all-white three piece suite, with contrasting grey tiles and an overhead shower to suit busy modern day living. Parking is provided as a brickweave allocated car parking space. With plenty to offer this property would make a perfect first home for those looking to get on the property ladder, or alternatively those looking to down-size or relocate closer to the coast.

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to Wc, Radiator, Carpet flooring.

Downstairs Wc

Double glazed window to Front aspect, Toilet, Wash hand basin, Radiator, Lino flooring.

Lounge

14' Max x 12' 8" (4.27m Max x 3.86m)

Double glazed French doors to Rear aspect, Built in under stairs cupboards, TV and Power points, Radiator, Carpet flooring.

Kitchen

8' 7" x 6' 4" (2.62m x 1.93m)

Double glazed window with shutters to Front aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with work surfaces, Integrated Gas hob and Oven, Space for 50/50 Fridge/Freezer unit, Plumbing for washing machine, Power points, Tiled flooring.

First Floor

Landing

Access to Bedrooms 1 & 2 and Bathroom, Power points, Loft hatch, Carpet flooring.

Bedroom 1

12' x 9' 4" (3.66m x 2.84m)

Double glazed window with Shutters to Front aspect, Double bedroom, Two built in wardrobes and cupboard, TV and Power points, Carpet flooring.

Bedroom 2

10' x 7' 3" (3.05m x 2.21m)

Double glazed window with shutter to Rear aspect, Double bedroom, TV and Power points, Built in wardrobes, Radiator, Carpet flooring.

Bathroom

Double glazed window with shutters to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Radiator, Bath tub with over head shower, Extractor fan, Lino flooring.

Outside

Front Garden

Brickweave allocated parking space, Pathway to Front door with landscaped stone garden to Side aspect.

Rear Garden

Stone patio with stones surrounding - low maintenance and ideal for outdoor furniture. Fencing surround with Rear access gate.



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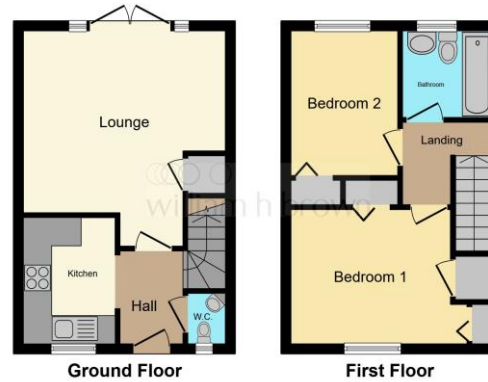


welcome to

Holystone Way, Carlton Colville Lowestoft

- Two Bedroom Semi-Detached Property
- ** Attention First Time Buyers **
- Spacious Lounge/ Diner
- Allocated Parking Space
- Popular Carlton Colville Location
- Enclosed Low Maintenance Rear Garden
- Downstairs WC and Upstairs Bathroom

Tenure: Freehold EPC Rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108143 - 0007

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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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