



**Beverley Court, Carlton Colville Lowestoft NR33 8JZ**





**welcome to**

**Beverley Court, Carlton Colville Lowestoft**

William H Brown Lowestoft are delighted to present this TWO bedroom DETACHED BUNGALOW located in Carlton Colville. The property features from a Separate lounge and diner, convenient Study room, Conservatory, Family bathroom with bath and shower cubicle and an enclosed Rear garden with summerhouse.



## Accommodation

### Ground Floor – Bungalow

**Welcome to this charming two-bedroom detached bungalow nestled in a peaceful cul-de-sac in Carlton Colville, Lowestoft. Upon entering, you are greeted by a spacious layout designed for comfortable living. The property boasts two generous double bedrooms, with a convenient study located off the master bedroom, providing a versatile space for work or relaxation. The heart of the home is the extended open-plan living/dining room area, featuring a cosy log burner, perfect for chilly evenings and creating a warm ambiance for gatherings with family and friends. Adjacent to the living area is the extended kitchen, offering integrated appliances and ample storage space, making meal preparation a breeze. The adjoining conservatory overlooks the picturesque rear garden, allowing for tranquil views while enjoying your morning coffee or unwinding in the evening. The property also features a family bathroom, complete with both a bath and a shower cubicle, providing convenience and flexibility for all members of the household. Outside, the front garden presents a neatly laid lawn and driveway space, with side gate access for added convenience. The rear garden offers a large summer house housing a workshop, perfect for hobbies or storage. Additionally, the garden features a laid lawn, a charming pond, a greenhouse, and multiple storage sheds, offering ample space for gardening enthusiasts or outdoor activities. This delightful bungalow offers comfortable living spaces and modern amenities.**

#### **Entrance Porch**

Front door into the property, Boiler, Radiator, Fitted Carpet.

#### **Lounge**

12' 2" x 16' 3" ( 3.71m x 4.95m )  
Double glazed window to Front aspect, Open Plan with Dining Room, Log Burner, TV Point, Radiator, Fitted carpet.

#### **Dining Room**

18' 10" x 6' 10" ( 5.74m x 2.08m )  
Double glazed window to Side aspect, Open plan with Dining Room, Door to Kitchen, Airing cupboard, Radiator, Fitted carpet.

#### **Kitchen**

13' 8" x 8' 4" ( 4.17m x 2.54m )  
Double glazed window to Front aspect, Side door, Fitted Kitchen Wall and Base units with Work surfaces, Stainless steel sink and drainer unit, Water Softener, Electric Eye Level Double Oven, Gas Hob, Fan Heated Vent, Integrated Bosch Fridge/Freezer, Tiled flooring.

#### **Inner Lobby**

Access to Both Bedrooms, Conservatory and Bathroom, Loft hatch access with built in ladder and lighting, partially boarded.

#### **Bedroom 1**

15' 9" x 9' 1" ( 4.80m x 2.77m )  
Door to Conservatory, Fitted Wardrobes, Power points, Radiator, Carpet flooring.

#### **Conservatory**

9' 2" x 9' 2" ( 2.79m x 2.79m )  
French doors to Rear aspect, Electric Radiator, Laminate wood effect flooring.

#### **Bedroom 2**

15' 9" x 10' 10" ( 4.80m x 3.30m )  
Double glazed window to Rear aspect, Door to Study, Double bedroom, Fitted Wardrobes, Power points, Carpet flooring.

#### **Study/ Wardrobe**

7' 8" x 6' 11" ( 2.34m x 2.11m )  
Double glazed window to Side aspect, Radiator, Fitted Carpet.

#### **Bathroom**

Double glazed window to Side aspect, Toilet, Wash hand basin, Heated towel radiator, Bath tub with mixer taps, Shower cubicle, Tiled flooring.

### Outside

#### **Front Garden**

Driveway to Front aspect, Side gate to Rear, Laid lawn.

#### **Rear Garden**

Patio and summer house, Pond, Greenhouse, Shed, Polytunnel, Laid lawn, Wood store shed and Bike shed.

#### **Summerhouse**

15' 10" x 9' 8" ( 4.83m x 2.95m )  
Doors to Front, 2/3 Summerhouse and 1/3 Workshop space, Power points.

#### **Special Features**

Solar panels fitted on the roof.



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## Beverley Court, Carlton Colville Lowestoft

- Spacious Two-bedroom DETACHED Bungalow with Solar Panels
- Convenient Study off the Master Bedroom
- Extended Open-Plan Living/Dining Room
- Well-appointed Kitchen with Integrated appliances
- Conservatory Overlooking the Picturesque Rear Garden
- Family bathroom
- Ample Driveway Space to the Front
- Enclosed Rear Garden Featuring a Large Summer House

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.focalligent.com

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108169 - 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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