



**Carlton Road, Lowestoft NR33 0LZ**



**william  
h brown**

**welcome to**

**Carlton Road,Lowestoft**

William H Brown are delighted to present this extended Three Bedroom Home on Carlton Road. Based in Kirkley, with ample amenities nearby, this property is an ideal family home. Please call 01502 585998 to book a viewing today!



**William H Brown are thrilled to offer this spacious Three Bedroom house on Carlton Road. Located in the hugely sort after area of Kirkley, the property sits only a stones throw away from the stunning Lowestoft coast! In addition, a variety of amenities such as shops, schools and transport links are also within close proximity. The property offers superb space across both floors, with the ground floor offering spacious lounge, kitchen and dining room, ideal for entertaining! An extension to the rear offers further garden room, as well as utility space and WC! The home sits on an extensive plot, with large front and rear garden, as well as garage to rear with double driveway for off street parking! The first floor offers a large landing area, leading to all three bedrooms and family bathroom, with shower over bath! The bedrooms also boast fantastic size, with the master in particular being a brilliant space! Please call William H Brown to view this fantastic home today!**

## Accommodation

### **Entrance Hall**

Double glazed door and window to Front aspect, Door to Lounge and Kitchen, Power points, Tiled effect flooring.

### **Lounge**

14' 3" x 10' 11" Plus Bay ( 4.34m x 3.33m Plus Bay )  
Double glazed Bay window to Front aspect, Radiator, Power points, Carpet flooring.

### **Dining Room**

11' x 10' ( 3.35m x 3.05m )  
Double glazed French doors to Rear aspect, TV and Power points, Carpet flooring.

### **Kitchen**

10' 8" x 8' 8" ( 3.25m x 2.64m )  
Double glazed doors and windows leading through to Garden room, Partially tiled walls, Fitted Kitchen Wall and Base units with Work surfaces, Sink and drainer unit, Integrated Hob, Eye level Oven, Space for 50/50 Fridge freezer unit, Plumbing for dishwasher, Radiator, Power points, Lino tiled effect flooring.

### **Garden Room**

Double glazed windows to Side and Rear, Double glazed doors to Rear Garden, Door to WC and Utility Room, Radiator, Tiled flooring.

### **Wc**

Toilet, Tiled effect flooring.

### **Utility Room**

14' 5" Max x 5' 11" ( 4.39m Max x 1.80m )  
Double glazed window to Side aspect, Plumbing for washing machine and dryer, Radiator, Tiled effect flooring.

### **First Floor**

#### **Landing**

Access to all three bedrooms and bathroom, Loft hatch, Power points, Carpet stairs and landing space.

### **Bedroom 1**

15' 4" x 10' 11" ( 4.67m x 3.33m )  
Double glazed Bay window to Front aspect, Double bedroom, TV and Power points, Carpet flooring.

### **Bedroom 2**

11' x 10' 11" ( 3.35m x 3.33m )  
Double glazed window to Rear aspect, Double Bedroom, Built in Storage cupboard, Radiator, Carpet flooring.

### **Bedroom 3**

8' 10" x 7' 11" ( 2.69m x 2.41m )  
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

### **Bathroom**

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with mixer taps, Vinyl tiled effect flooring.

### **Outside**

#### **Front Garden**

Brick wall to Front with Gated access to pathway leading to Front door of the property, Laid lawn to Side aspect.

#### **Rear Garden**

Fully enclosed with fenced surround, Patio for outdoor seating leading to grass with side access to Garage and Rear access to parking.

#### **Garage**

Up and over door, Side gate access, Double driveway to Rear.

### **Agents Note**

**It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.**



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welcome to

## Carlton Road, Lowestoft

- Three Bedroom Property
- Driveway and Garage
- Spacious Front and Rear Garden
- Extended to the Rear
- Ideal For Families
- Great Reception Space
- Downstairs WC and Upstairs Family Bathroom
- Popular Kirkley Location

Tenure: Freehold EPC Rating: C

offers over

**£230,000**



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108256 - 0005

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.



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