



**Beccles Road, Carlton Colville Lowestoft NR33 8HL**

**welcome to**

**Beccles Road, Carlton Colville Lowestoft**

**\*\*COTTAGE\*\*** William H Brown is delighted to present this delightfully unique cottage in Carlton Colville. The property boasts character and charm throughout, with superb living space as well as a garden and garage. To view this one-of-a-kind home call today!



**William H Brown is thrilled to be able to offer this unique three-bedroom cottage property in Carlton Colville. This stunning home sits in a convenient location, close to various local amenities such as shops and transport links to Beccles and Norwich. Walking distance to Rookery Park Golf Club and, for lovers of nature, Carlton Marshes nature reserve is just a short walk or bike ride away!**

**The property offers superb outdoor space and a garage! The gorgeous private garden offers ample space for relaxation or entertaining in the spacious outdoor seating area and offers convenient storage space in the brick-built former smokehouse.**

**Quirkily, the entrance to Ship Cottage is via a side gate in Chapel Road, which adds to the feeling of seclusion and privacy. Upon entering the home, it is tastefully decorated throughout, in keeping with the cottage character. The ground floor consists of a fantastic garden room to the rear, which leads to the large dining room, lounge, and kitchen. The first floor offers a spacious Suffolk landing, currently configured as a large double study, but would easily revert to bedroom 3. Two double bedrooms are located off the landing, both decorated with elegance and charm. A family bathroom is also situated off the landing, with a shower over the bath. This home truly is one of a kind, please call William H Brown today to view this charming home on 01502 585998!**

## Accommodation

### Ground Floor

#### **Lounge**

16' 9" x 12' 6" ( 5.11m x 3.81m )

Two Single glazed windows to Rear aspect, Feature fireplace with Log Burner, Radiator, Power points, Laminate wood effect flooring.

#### **Dining Room**

16' 11" x 12' 11" ( 5.16m x 3.94m )

Single-glazed window and door to Rear and to Garden room, Doors to Lounge and Kitchen, Fitted Units with Work Surfaces, Built-in pantry, and Tiled flooring.

#### **Kitchen**

9' 4" x 7' ( 2.84m x 2.13m )

Double glazed window to Front aspect, Fitted Kitchen Wall and Base units with Wooden work surfaces, Ceramic Sink and drainer unit, Integrated Hob with Overhead extractor fan, Integrated Dishwasher and plumbing for Washing Machine., Spotlights, Radiator, Power points, Tiled flooring.

#### **Garden Room**

14' 5" x 8' 5" ( 4.39m x 2.57m )

Double glazed door, Double glazed window surround, Double glazed French doors to Garden, Radiator, Power points, Tiled effect flooring.

### First Floor

#### **Landing/ Study/ Bedroom 3**

17' 6" x 7' 1" ( 5.33m x 2.16m )

Double glazed window to Front aspect, Access to Bedrooms 1 & 2 and Bathroom, Radiator, Loft hatch, Power points, Carpet flooring.

#### **Bedroom 1**

11' x 9' ( 3.35m x 2.74m )

Single glazed window to Rear aspect, Double Bedroom, Built-in Wardrobes, Power points, Radiator, Original cast iron fireplace, Carpet flooring.

#### **Bedroom 2**

11' 1" x 9' 5" ( 3.38m x 2.87m )

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

#### **Bathroom**

Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin, Bath with overhead shower unit.

#### **Loft**

Boarded floor, Lighting and Power Points, and a Pull-down ladder provides access to useful storage space.

### Outside

#### **Rear Garden**

Steps leading to Garage to Rear and gate to driveway access. Patio with steps leading to the landscaped garden with Covered Pergola for outside seating and brick-built former smokehouse to side.

#### **Front Garden**

Laid to gravel. Note: currently not used for parking, but there is existing dropped kerb access.

#### **Garage**

19' 2" x 10' 5" ( 5.84m x 3.17m )

Shared driveway leading to garage with Electric roller door, Running electricity, and Side door to Garden.



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## Beccles Road, Carlton Colville Lowestoft

- 19th Century Cottage with Charm and Character Throughout
- 2 Double Bedrooms
- Study/ Bedroom 3
- Kitchen with integrated appliances and adjacent dining room
- Enclosed Rear Garden featuring seating areas and mature borders
- Garage and Garden Room
- Well Decorated Throughout
- Oil-fired central heating and part double-glazed

Tenure: Freehold EPC Rating: E

guide price

**£270,000**



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



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LOW108306 - 0010

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william h brown



**01502 585998**



Lowestoft@williambrown.co.uk



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



**williambrown.co.uk**