



Gondree, Carlton Colville Lowestoft NR33 8UE

welcome to

Gondree, Carlton Colville Lowestoft

William H Brown Lowestoft are delighted to present this THREE bedroom home situated in a desirable and sought after Cul-De-Sac location in Carlton Colville. The property boasts extended reception areas, modern style Kitchen/Diner, Two allocated parking spaces and a Low Maintenance Rear Garden.



Welcome to this charming 3-bedroom terraced family home offering extended, well-planned living accommodation across both floors. Nestled in a highly desirable cul-de-sac in the heart of Carlton Colville, this property boasts a low-maintenance, enclosed plot, ideal for families and first-time buyers alike. Conveniently located, it is within walking distance to local amenities including parks, shops such as Pakefield Retail Park, doctors' surgeries, and transport links providing easy access to Southwold, Lowestoft Town, Beccles, and Norwich. The home features three spacious bedrooms and a family bathroom upstairs, while the downstairs comprises two reception rooms-a lounge and an extended sitting/day room-and a beautifully designed kitchen. Externally, it offers an enclosed rear garden, a timber shed, and two allocated parking spaces. Presented in excellent internal order, an internal inspection is highly recommended to fully appreciate this lovely home and avoid disappointment. Call William H Brown today to arrange a viewing on 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Front Composite door of the property into the Entrance Hall, Access into Lounge or First Floor landing via Stairs, Tiled flooring.

Lounge

15' 8" x 13' 5" (4.78m x 4.09m)
Double glazed window to Front aspect, Access from Entrance Hall with access into Kitchen/Diner, Radiator, Consumer Unit, Power points, Carpet flooring.

Kitchen/Diner

13' 5" x 8' 7" (4.09m x 2.62m)
Access into Other Reception Room, Partially tiled walls, Fitted Kitchen Wall and Base units with Work Surfaces, Serving hatch, Stainless steel sink with mixer tap and drainer unit, Space for Freestanding cooker, Overhead Extractor fan, Plumbing for washing machine and slimline dishwasher, Radiator, Power points, Tiled flooring.

Reception Room

11' 10" x 11' 4" (3.61m x 3.45m)
Double glazed window and French Doors to Rear aspect (leading out to the Rear Garden), Electric velux windows overhead, Access via the Kitchen, Down lights, Laminate wood effect flooring.

First Floor

Landing

Access to Three Bedrooms and Bathroom.

Bedroom 1

13' 4" x 11' 4" (4.06m x 3.45m)
Two double glazed windows to Front aspect, Double Bedroom, Integrated storage cupboard which houses Combi Boiler, Laminate wood effect flooring.

Bedroom 2

10' 4" x 7' 6" (3.15m x 2.29m)
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Bedroom 3

7' 5" x 5' 9" (2.26m x 1.75m)
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

Bathroom

Fully tiled walls, Toilet, Wash hand basin, Bath tub with Overhead shower, Tiled flooring.

Outside

Front Aspect

Small pathway leading to Front door. Two allocated parking spaces.

Rear Garden

Enclosed Rear Garden via fenced surround, Low maintenance Rear garden, Patio area ideal for outdoor furniture, Rear gate access, Space for a Garden Shed, Shrubbery.



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- Three Bedroom Home
- Desirable Carlton Colville Area
- Extended Accommodation with Ample Reception Space
- Two Allocated Parking Spaces to the Front Aspect
- Low Maintenance Rear Garden
- Modern Kitchen/Diner Area
- Close To Local Amenities
- Ideal for First Time Buyers/ Investors/ Small Family

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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW106236 - 0003

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