

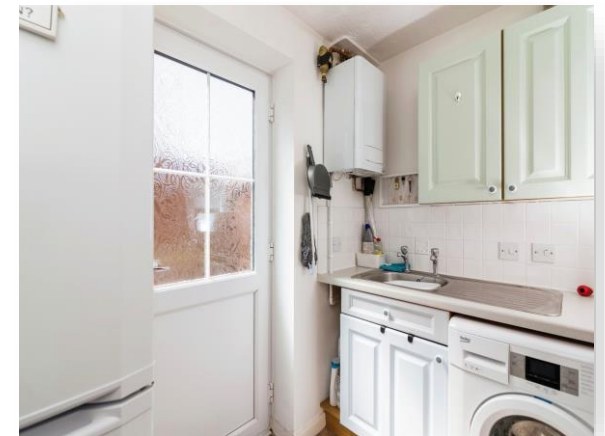


Matlock Dale, Carlton Colville LOWESTOFT NR33 8WD

welcome to

Matlock Dale, Carlton Colville LOWESTOFT

**** SIX BEDROOM HOME**** William H Brown are delighted to present this spacious Six Bedroom Detached home with Solar Panels. This property boasts fantastic space throughout, with ample reception room and bedroom space, including three en-suites! To view this fantastic family home call 01502 585998!



Accommodation

Ground Floor

Entrance Hall

Double glazed Front door into the property, Door to Lounge, Kitchen and Downstairs WC, Access to Stairs leading to First Floor Landing, Radiator, Power points, Tiled wood effect flooring.

Downstairs Wc

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Radiator, Wood effect flooring.

Lounge

17' 11" x 10' 1" (5.46m x 3.07m)

Double glazed window to Front aspect, Double doors leading through to the Dining Room, Feature fireplace, TV and Power points, Telephone point, Radiator, Laminate wood effect flooring.

Dining Room

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed French doors to Garden, Door to Kitchen, Radiator, Power points, Laminate wood effect flooring.

Kitchen

15' x 11' 2" (4.57m x 3.40m)

Double glazed window to Rear aspect, Door to Utility Room, Partially tiled walls, Wall and Base Fitted Kitchen Units with Work surfaces, Ceramic sink and drainer unit, Built in Storage cupboard, Space for a Double Oven, Integrated Grill, Plumbing for Dishwasher, Radiator, Power points, Tiled flooring.

Utility Room

7' 6" x 6' 8" (2.29m x 2.03m)

Double glazed Side door, Partially tiled walls, Wall and Base units with Work Surfaces, Space for 50/50 Fridge Freezer unit, Plumbing for Washing Machine, Power points, Tiled flooring.

First Floor

Landing

Access to Bedrooms 2-6 and Bathroom, Built in Airing Cupboard, Stairs to Second Floor Landing, Radiator, Power points, Radiator, Carpet flooring.

Bedroom 3

11' x 10' 4" (3.35m x 3.15m)

Double glazed window to Front aspect, Double Bedroom, Built in Double Wardrobe, Access to En Suite, TV, Telephone and Power points, Radiator, Carpet flooring.

En Suite (Bed 3)

Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Extractor Fan, Extractor Fan, Radiator, Wood effect flooring.

Bedroom 4

10' 11" x 8' 8" (3.33m x 2.64m)

Double glazed window to Rear aspect, Double Bedroom, Triple Built in Wardrobe, Door to En Suite, TV, Telephone and Power points, Radiator, Carpet flooring.

En Suite (Bed 4)

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Shower Cubicle, Extractor Fan, Shaving point, Wood effect flooring.

Bedroom 5

8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window to Rear aspect, Double Bedroom, Built in Double Wardrobe, TV, Telephone and Power points, Radiator, Carpet flooring.

Bedroom 6/ Study

9' 5" x 7' Max (2.87m x 2.13m Max)

Double glazed window to front aspect, Fitted Work Benches, TV, Telephone and Power points, Radiator, Carpet flooring.

Second Floor

Bedroom 1

16' 5" x 10' 5" (5.00m x 3.17m)

Double glazed Dorma window to Front aspect, Double glazed window to Side aspect, Double Bedroom, Door to En Suite, Built in Wardrobes, Two Radiators, TV, Telephone and Power points, Carpet flooring.

En Suite

Double glazed Velux window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Extractor Fan, Wood effect flooring.

Bedroom 2

20' Plus Dorma Window x 8' 1" (6.10m Plus Dorma Window x 2.46m)

Double glazed Dorma windows to Front and Rear aspects, Double glazed window to Side aspect, Double Bedroom, Loft hatch, Built in Eaves Storage, TV, Telephone and Power points, Carpet flooring.

Outside

Front Garden

Resin driveway to Double length Garage with Landscaped Grass to Side, Side Access Gate to Rear Garden.

Rear Garden

Patio for outdoor seating area, leading to Grass with fencing and shrubbery surround. Side access to Garage. Timber shed to Side aspect.

Garage

Up and Over door, Double length garage with running electrics and Double glazed door Side access.

Additional Feature

Solar Panels.



view this property online williamhbrown.co.uk/Property/LOW108343



welcome to

Matlock Dale, Carlton Colville LOWESTOFT

- Six Bedroom Detached Home with Solar Panels
- Three En Suites
- Spacious Reception Rooms
- Double Length Garage and Driveway
- Close to Local Amenities
- Ideal Buy For Families
- Spacious Kitchen and Separate Utility Room
- Handy Downstairs WC and First Floor Family Bathroom

Tenure: Freehold EPC Rating: B



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

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW108343



Property Ref:
LOW108343 - 0003

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.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk