



Killick Crescent, Carlton Colville Lowestoft NR33 8FR



welcome to

Killick Crescent, Carlton Colville Lowestoft

William H Brown are thrilled to present this THREE bedroom SEMI-DETACHED property located in the sought after location of Carlton Colville. Presented over three floors, this property boasts THREE bedrooms, with bedrooms 1 & 2 being doubles, and all three boasting built in storage.



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Accommodation

Ground Floor

Entrance Hall

Double glazed Front door leading into the properties Entrance hall, Door leading to WC, Access to Kitchen, Under stairs cupboard, Stairs leading to First floor landing, Radiator, Laminate flooring.

Lounge

13' 1" x 8' 4" (3.99m x 2.54m)
Double glazed French doors to Rear aspect, Power points, Radiator, TV Point, Carpet flooring.

Kitchen

12' 6" x 6' 3" (3.81m x 1.91m)
Double glazed window to Front aspect, Partially tiled walls, Range of Kitchen fitted Wall and Base units with work surfaces, Gas hob, Electric oven, Extractor fan, Radiator, Power points, Space for Dishwasher, Washing machine, 50/50 or American style fridge freezer unit, Tiled flooring.

First Floor

Landing

Access to Bathroom, Bedrooms 2 & 3, Radiator, Stair access to Second floor, Carpet flooring.

Bedroom 2

13' x 8' 6" (3.96m x 2.59m)
Two double glazed windows to Rear aspect, TV point, Power points, Built in storage cupboard, Radiator, Carpet flooring.

Bedroom 3

8' 7" x 7' 2" (2.62m x 2.18m)
Double glazed window to Front aspect, Built in storage cupboard, TV and Power points, Carpet flooring.

Bathroom

Double glazed window to Front aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with mixer

shower, Vinyl flooring.

Second Floor

Landing Second Floor

Storage cupboard, Access to Bedroom 1, Carpet flooring.

Bedroom 1

12' 2" x 10' 11" (3.71m x 3.33m)
Double glazed window to Front aspect, Door leading to En Suite, Loft hatch, Built in wardrobe, Two built in storage cupboards, Radiator. Power points with USB ports, Carpet flooring.

En Suite

Double glazed window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Extractor fan, Shower cubicle, Tiled flooring.

Outside

Front Garden

Small lawned area and paved path leading directly to Front door of the property. Driveway suitable for a couple of small vehicles.

Rear Garden

Low maintenance Rear garden, Partially laid to lawn, Partially paved, Door leading to garage.

Single Garage



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Killick Crescent, Carlton Colville Lowestoft

- Three Bedroom Semi-Detached Property
- Living Space Across Three Storeys
- Driveway and Garage
- Desirable Carlton Colville Location
- Downstairs WC, En Suite and Family Bathroom
- Low Maintenance Rear Garden
- Modern Kitchen
- French Doors in the Lounge

Tenure: Freehold EPC Rating: C



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW107869 - 0002

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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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