



**Ryedale, Carlton Colville Lowestoft NR33 8TB**

**welcome to**

**Ryedale, Carlton Colville Lowestoft**

**\*\*MULTI GENERATIONAL LIVING\*\*** William H Brown are delighted to present this gorgeous Five Bedroom Detached House, in the popular location of Carlton Colville. The home boasts living space, with fantastic reception rooms and a fully functioning annex to side! Please call 01502 585998 to view!



## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door into the property, Door to Lounge, Power points, Radiator, Tiled flooring.

#### **Lounge**

14' 2" Plus Bay x 12' 9" ( 4.32m Plus Bay x 3.89m )  
Double glazed Bay window to Front aspect, Door leading through to Dining Room, TV and Power points, Feature fireplace, Laminate wood effect flooring.

#### **Dining Room**

14' 8" x 8' 4" ( 4.47m x 2.54m )  
Double glazed window and door to Rear aspect, Door to Kitchen, Double doors to Garden room, Power points, Radiator, Laminate wood effect flooring.

#### **Kitchen**

15' 4" x 10' 8" ( 4.67m x 3.25m )  
Two double glazed windows to Rear aspect, Door to Kitchen, Partially tiled walls, Fitted Kitchen units with lighting and work surfaces, Sink and drainer unit, Built in cupboard, Breakfast Bar, Space for American Style Fridge Freezer, Spotlights, Plumbing for washing machine, Integrated dishwasher, Space for Double gas oven with overhead extractor fan, Tiled flooring.

#### **Garden Room**

18' 4" x 12' 8" ( 5.59m x 3.86m )  
Double glazed window surround, Double glazed French doors leading to the Garden, Laminate wood effect flooring.

### First Floor

#### **Landing**

Access to Bedrooms 1-4 and Family bathroom, Built in airing cupboard, Power points, Loft hatch, Carpeted stairs and landing flooring.

#### **Bedroom 1**

17' 3" x 10' 6" ( 5.26m x 3.20m )  
Two Double glazed windows to Front aspect, Double Bedroom, Access to En Suite, Built in Wardrobe, Power points, Carpet flooring.

#### **En Suite**

Double glazed velux window to Rear aspect, Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Fitted vanity units, Spotlights, Towel radiator, Lino tile effect flooring.

#### **Bedroom 2**

13' 7" x 13' 6" ( 4.14m x 4.11m )  
Two Double glazed windows to Front aspect, Double Bedroom, Built in wardrobes, Power points, Carpet flooring.

#### **Bedroom 3**

9' 2" x 9' ( 2.79m x 2.74m )  
Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

#### **Bedroom 4**

9' x 6' 8" ( 2.74m x 2.03m )  
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

#### **Family Bathroom**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tubs with mixer taps, shower screen and overhead shower, Shaving

point, Towel Radiator, Tiled flooring.

### Annex

#### **Kitchen**

Double glazed window and door to Rear aspect, Partially tiled walls, Door to Bathroom and Lounge, Fitted Wall and base units with work surfaces, Sink and drainer unit, Integrated Gas Hob and Oven, Power points, Wood effect flooring.

#### **Lounge**

12' 5" x 8' 3" ( 3.78m x 2.51m )  
Double glazed window to Front aspect, Door to Annex Bedroom 5, Radiator, Power points, Laminate wood effect flooring.

#### **Bedroom 5**

13' 9" x 8' ( 4.19m x 2.44m )  
Double glazed window to Front aspect, Double Bedroom, Radiator, Power point, Laminate wood effect flooring.

#### **Bathroom**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin with unit below, Corner shower cubicle, Towel Radiator, Wood effect flooring.

### Outside

#### **Front Garden**

Driveway for multiple vehicles with fencing to Side aspect, leading to Front door and Side access gate. Shrubbery and slate to Side aspect.

#### **Rear Garden**

Fully Enclosed Rear Garden, Wrap around Garden with patio leading to grass and raised flower beds to Rear, Bar, Summerhouse and Shed to Side with Side access gate leading to the Front garden.



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## Ryedale, Carlton Colville Lowestoft

- Five Bedroom Extended Detached Family Home
- Fully Functioning Annex
- Spacious Plot
- Large Garden Room
- Beautiful Decoration Throughout
- Desirable Carlton Colville Location, Close to Local Amenities
- Driveway for Multiple Vehicles
- Master Bedroom En Suite

Tenure: Freehold EPC Rating: Awaited



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

# £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108370 - 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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