

**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 woof 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

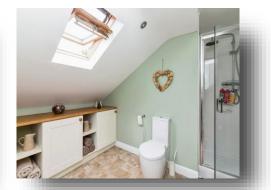
Tenure: Freehold EPC Rating: Awaited



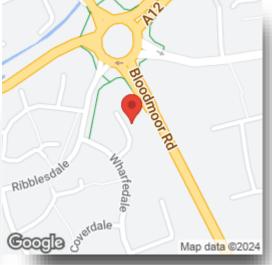
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No lability is blane for any error, omission or misstatement. Aparty must rely upon its own inspection(s). Powered by west foocaligent com

# £500,000









Please note the marker reflects the postcode not the actual property

### view this property online williamhbrown.co.uk/Property/LOW108370



Property Ref: LOW108370 - 0002 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.



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