



Matlock Dale, Carlton Colville Lowestoft NR33 8WD



welcome to

Matlock Dale, Carlton Colville Lowestoft

William H Brown Lowestoft are thrilled to present this Four Bedroom DETACHED Family Home on Matlock Dale. The property boasts a resin driveway to the front that leads to a double length garage. The property has a separate Lounge and Diner with a Snug which could otherwise be utilised as a bedroom.



We are excited to present the opportunity to purchase this Four/Five Bedroom Family home located on Matlock Dale, situated in the very popular location of Carlton Colville. This location offers a variety of local amenities on the doorstep including local schools, shops and transport links. The property has a resin driveway which leads to a double length garage. Upon entering the property you are greeted by a welcoming entrance hall which grants access to the interlinking reception rooms, stairs leading to the first floor landing, the snug which could be otherwise utilised as an additional bedroom or a work from home office space, The Lounge and Dining room having double doors between them allows for a fantastic entertaining space for hosting guests, with French doors leading out to the Rear garden with patio area and grass with fenced and shrubbery surround. To the right hand side of the hall is the modern and sleek Kitchen, which has two eye level integrated ovens and an induction hob. This seamlessly grants access to the utility room, with a handy downstairs wc. Upstairs, the property has Four decent sized bedrooms. The Main bedroom is particularly impressive with having its own walk in wardrobe and En Suite shower room. The other three bedrooms have access to the family bathroom with bath tub. The property has plenty to offer a range of purchasers due to its great location and flexibility of use with ample reception space and an additional reception room.

Accommodation

Ground Floor Entrance Hall

Double glazed Front door leading into the property, Door to Snug, Lounge and Kitchen, Radiator,

Carpeted stairs leading to First Floor landing, Laminate wood effect flooring.

Downstairs Wc

Toilet, Wash hand basin, Radiator, Extractor fan, Laminate wood effect flooring.

Bedroom 5/ Snug

8' 10" x 7' 4" (2.69m x 2.24m)

Double glazed window to Front aspect, TV and Power points, Radiator, Carpet flooring.

Lounge

18' 6" x 10' 4" (5.64m x 3.15m)

Double glazed French doors to Rear aspect, Double doors through to Dining Room, Two Radiators, TV and Power points, Carpet flooring.

Dining Room

11' 4" x 8' 8" (3.45m x 2.64m)

Double glazed window to Rear aspect, Double doors leading through to Lounge, Radiator, Power points, Carpet flooring.

Kitchen

11' 11" x 7' 9" (3.63m x 2.36m)

Double glazed window to Front aspect, Archway leading to Utility space, Modern fitted wall and base kitchen units with work surfaces, Sink and drainer unit, Spotlights, Integrated induction hob with two eye level integrated ovens, Overhead extractor fan, Power points, Laminate wood effect flooring.

Utility Room

7' 9" x 5' 7" (2.36m x 1.70m)

Double glazed door to Side aspect, Door to WC and Dining Room, Radiator, Plumbing for washing machine, Space for Fridge freezer unit, Spotlights, Laminate wood effect flooring.

First Floor Landing

Access to Bedrooms 1 - 4 and Family bathroom, Loft hatch leading to bordered loft storage space, Built in storage cupboard housing boiler, Carpet flooring.

Bedroom 1

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

Double glazed window to Front aspect, Double Bedroom, Door leading to en suite, Built in walk in wardrobe and double wardrobe, TV and power points, Carpet flooring.

En Suite

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

Bedroom 2

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

Double glazed window to Rear aspect, Double Bedroom, Built in wardrobe, Power points, Radiator, Carpet flooring.

Bedroom 3

8' 5" x 8' 1" (2.57m x 2.46m)

Double glazed window to Rear aspect, Built in Wardrobe, Power points, Carpet flooring.

Bedroom 4

9' 9" x 8' 1" Max (2.97m x 2.46m Max)

Double glazed window to Front aspect, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath with mixer taps, Radiator, Extractor fan, Laminate wood effect flooring.

Outside Front Garden

Resin driveway leading to garage with landscaped pathway to Front door, Privacy hedge to Front and Side aspects.

Rear Garden

Patio leading to grass with shrubbery and fencing surround, Side access to garage and Side access gate to Front of the property.



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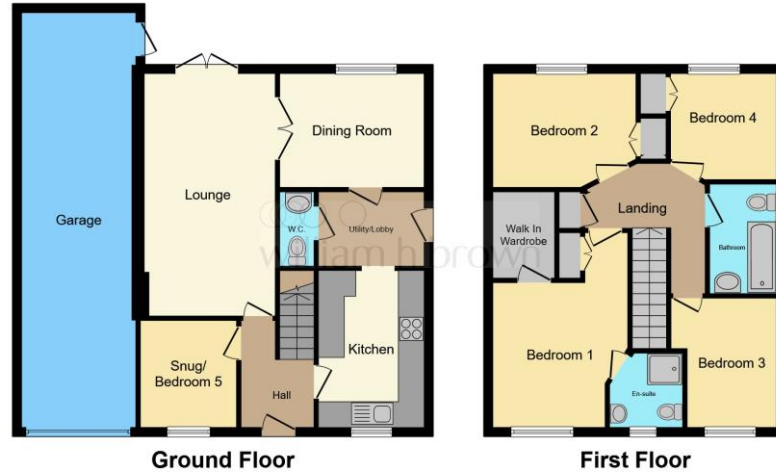
Matlock Dale, Carlton Colville Lowestoft

- Four/ Five Bedroom Detached Family Home
- Sought After Carlton Colville Location
- Resin Driveway and Garage
- Rear Garden with Patio and Laid lawn
- Modern Kitchen and Utility Room
- Downstairs WC and Upstairs Family Bathroom
- Separate Interlinking Lounge and Dining Room
- Main Bedroom has En Suite and Walk in Wardrobe

Tenure: Freehold EPC Rating: C

offers in excess of

£325,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108406 - 0003

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