



Brook Close, Carlton Colville Lowestoft NR33 8DL

welcome to

Brook Close, Carlton Colville Lowestoft

William H Brown are delighted to present this beautifully decorated Three Bedroom Semi-Detached home on Brook Close. Located in Carlton Colville, this home sits close to a variety of amenities, with ample space inside!



William H Brown are thrilled to be able to offer this stunning Three Bedroom property on Brook Close. The home has been newly renovated to an incredibly high standard, with no expense spared across both floors. Located in the heart of Carlton Colville, the home sits only a short journey away from the coast, shops, schools and transport links. The property sits on a generous plot, with spacious front garden with driveway leading to garage at the side. A well landscaped rear garden also offers fantastic outdoor space, with decking for outdoor seating! Upon entering the property, a convenient entrance hall offers access to a bright and airy lounge, decorated to a brilliant standard. A gorgeous kitchen/ diner offers ample hosting space, with a sleek and stylish kitchen including multiple integrated units. The spacious feel of the property continues onto the first floor with the glass balustrade landing leading to all three bedrooms and the modern family bathroom. All Three Bedrooms are a fantastic size, with a sizeable third, guest and fantastic master bedroom. This property is the perfect family home, please call 01502 585998 to organise a viewing today and avoid disappointment!

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door leading into the property, Door to Lounge, Carpeted stairs leading to First floor landing area, Radiator, Laminate wood effect flooring.

Lounge

13' 4" x 13' (4.06m x 3.96m)
Double glazed window to Front aspect, Radiator, Power points, Laminate wood effect flooring.

Kitchen/ Diner

16' 4" x 8' 1" (4.98m x 2.46m)
Double glazed Patio doors to Garden, Double glazed window to Rear, Partially tiled walls, Fitted Kitchen with Work Surfaces, Ceramic Sink and Drainer unit, Spotlights, Integrated Electric Hob, Oven and Extractor fan, Integrated 50/50 Fridge Freezer, Radiator, Power points, Tiled flooring.

First Floor

Landing

Double glazed window to Side aspect, Glass balustrade, Door to Bedrooms 1,2 and 3 and Family Bathroom, Built in airing cupboard, Loft hatch, Carpet flooring.

Bedroom 1

11' 6" x 9' 7" (3.51m x 2.92m)
Double glazed window to Front aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 2

10' x 9' (3.05m x 2.74m)
Double glazed window to Rear aspect, Double

Bedroom, Power points, Radiator, Carpet flooring.

Bedroom 3

7' 6" x 7' 5" (2.29m x 2.26m)
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

Family Bathroom

Double glazed window to Rear aspect, Fully tiled walls, WC, Wash hand basin with built in units below, Bath tub with shower screen and overhead Rainfall shower, Shaving point, Tiled flooring.

Outside

Front Garden

Concrete driveway to Side leading to Garage, Landscaped grass and stone garden to Front, with pathway leading straight to Front door.

Rear Garden

Grass leading to Decking for outdoor seating to Rear, Fully enclosed with fenced surround and Shrubbery to Rear, Side Access to Gate and Garage.

Garage

17' 3" x 8' 6" (5.26m x 2.59m)
Up and over door Garage door, Window to Side aspect, Door to Side aspect, Space for White goods.



view this property online williamhbrown.co.uk/Property/LOW108529



welcome to

Brook Close, Carlton Colville Lowestoft

- Three Bedroom Family Home
- Beautifully Decorated Throughout
- Poplar and Sought After Location
- Driveway and Garage
- Landscaped Rear Garden
- Sociable Open Plan Kitchen/Diner
- Family Bathroom with Bath Tub and Overhead Rainfall Shower
- Integrated Oven, Hob and Overhead Extractor Fan in the Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: 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.brightagent.com



view this property online williamhbrown.co.uk/Property/LOW108529



Property Ref:
LOW108529 - 0006

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