

Nidderdale, Carlton Colville Lowestoft NR33 8UG



# welcome to

# **Nidderdale, Carlton Colville Lowestoft**

William H Brown Lowestoft are delighted to present this THREE bedroom SEMI-DETACHED home in the popular area of Carlton Colville close to local amenities. The property itself is decorated modern and sleek throughout, making it easy to move into straight away and just tweak to personal tastes.













## **Accommodation**

## **Ground Floor**

### **Entrance Porch**

Double glazed door to Front aspect, Door to hallway, Tiled flooring.

### **Entrance Hall**

Double glazed Side access door, Access to all Reception Rooms, Access to Shower Room, Radiator, Two storage rooms, Built in under stairs cupboard, Stairs leading to First Floor landing.

### **Shower Room**

Partially tiled walls, Toilet, Wash hand basin, Shower cubicle, Spotlights, Extractor fan, Tiled flooring.

### Lounge

17' 2" x 14' 6" ( 5.23m x 4.42m )

Double glazed window to Rear and Side aspect, Two Double glazed Skylights, Log Burner, TV and Power points, Radiator, Log Burner, Carpet flooring.

# **Dining Room**

9' 9" x 7' 1" ( 2.97m x 2.16m )

Double glazed window to Front aspect, Space for Dining table, Power points, Radiator, Laminate wood effect flooring.

### Kitchen

16' x 6' 3" ( 4.88m x 1.91m )

Double glazed window to Front aspect, Partially tiled walls, Fitted Kitchen Units with Work Surfaces, Under Unit Lighting, Sink and drainer unit, Space for Double Gas Oven with Overhead extractor fan, Spotlights, Power points, Radiator, Plumbing for Washing machine, Dryer and Dishwasher, Tiled flooring.

# **First Floor**

# Landing

# **Bedroom 1**

11' 9" x 8' 10" ( 3.58m x 2.69m )

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

### **Bedroom 2**

10' 3" x 8' 10" ( 3.12m x 2.69m )

Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points.

### **Bedroom 3**

9' x 7' 3" ( 2.74m x 2.21m )

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

### **Bathroom**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin with built in units, Radiator, Extractor fan, Shower Cubicle with Rainfall Shower Head, Jacuzzi Bath tub, Extractor fan, Tiled flooring.

## **Second Floor**

### **Attic Room**

Four double glazed Velux windows, Built in Eaves storage, Spotlights, Power points, Carpet and Wood effect flooring.

## Outside

#### Front Garden

Resin driveway to Front with landscaped garden to Side aspect, Side access gate to Rear Garden.

### Rear Garden

Grass with decking to Side aspect, Steps leading to Raised Decking area with custom built Bar, Brick built shed to Side aspect. Side access gate leading to Front of the home and driveway.

# **Agents Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



William H Brown are pleased to present this Semi-Detached Home in Carlton Colville.

offered with NO ONWARD CHAIN. The property offers spacious accommodation

high and contemporary standard

throughout, and has been decorated to a

throughout, making it easy to move into

straight away and just adjust to personal

access to the Front door. You enter the

property via a welcoming entrance hall,

granting access to the superb reception space and additional downstairs Shower

Room. The Kitchen is modern and stylish,

goods. Just across from the Kitchen is a

guests or suitable for family living. The

with plenty of cupboard storage space, with room for a Double Gas Oven and other white

separate Dining room - ideal when hosting

lounge is spacious and lets in ample natural

homely with the presence of a corner Log

light with the addition of skylights, yet made

Burner. Upstairs, the property boasts THREE

all having access to a family bathroom which

features not just a Jacuzzi bath tub, but also

Outside, offers an enclosed Rear garden with

steps which lead up to a raised decking area -

complete with a custom built bar space! This

a shower cubicle with rainfall shower head.

grass and decking to the side aspect and

purchasers and their situations, especially with being decorated to a high standard

property layout would suit a range of

throughout! Call us 01502 585998!

bedrooms, two of which are Double sized -

tastes. To the front of the property is a resin

driveway with landscaped side garden and



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# Nidderdale, Carlton Colville Lowestoft

- Three Bedroom Semi-Detached Home
- Desirable and Sought After Carlton Colville Location
- Resin Driveway Providing Off Road Parking to Front of the Property
- Spacious Lounge with Skylights and Log Burner
- Separate Dining Room and Sleek and Stylish Modern Kitchen
- Downstairs Shower Room and Upstairs Family Bathroom with Jacuzzi Bath and Shower Cubicle
- Enclosed Rear Garden with Decking and Grass with Custom Built Bar
- Suitable for a Range of Buyers, Offered \*\* Chain Free \*\*

Tenure: Freehold EPC Rating: C

£300,000

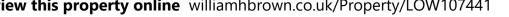






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Property Ref: LOW107441 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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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