



**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.



**William H Brown are pleased to present this Semi-Detached Home in Carlton Colville, offered with NO ONWARD CHAIN. The property offers spacious accommodation throughout, and has been decorated to a high and contemporary standard throughout, making it easy to move into straight away and just adjust to personal tastes. To the front of the property is a resin driveway with landscaped side garden and 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, with plenty of cupboard storage space, with room for a Double Gas Oven and other white goods. Just across from the Kitchen is a separate Dining room - ideal when hosting guests or suitable for family living. The lounge is spacious and lets in ample natural light with the addition of skylights, yet made homely with the presence of a corner Log Burner. Upstairs, the property boasts THREE bedrooms, two of which are Double sized - all having access to a family bathroom which features not just a Jacuzzi bath tub, but also a shower cubicle with rainfall shower head. Outside, offers an enclosed Rear garden with grass and decking to the side aspect and steps which lead up to a raised decking area - complete with a custom built bar space! This property layout would suit a range of purchasers and their situations, especially with being decorated to a high standard throughout! Call us 01502 585998!**

## **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.



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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**



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 liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW107441 - 0010

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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.



**william h brown**



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**