



**Keel Close, Carlton Colville LOWESTOFT NR33 8GT**

**welcome to**

**Keel Close, Carlton Colville LOWESTOFT**

William H Brown are delighted to present this THREE bedroom DETACHED Family Home, located on in Carlton Colville. The property benefits from; resin driveway and garage, modern decoration throughout, plenty of entertainment space, main bedroom en suite, handy downstairs WC and upstairs bathroom.



**William H Brown are delighted to present this SPACIOUS Three Bedroom property on Keel Close. This property is an ideal family home, with fantastic sized reception and bedrooms across both floors. Located in Carlton Colville, the property offers great access to a variety of local amenities, such as schools, shops and transport links. The property offers an ample sized plot, with spacious driveway leading to garage, as well as sizeable rear garden, perfect for those looking for good outdoor space. Upon entering the home, an entrance hall with downstairs WC leads through to the bright and airy lounge space. Double doors offer access to the dining room, perfect for entertaining, as well as the modern styled kitchen. The first floor consists of a large landing, with access to all Three Bedrooms. All bedrooms are of a good size, with the master boasting great space and an additional en-suite! Loft access and a family bathroom can also be found off of the landing. Please call 01502 585998 to view this perfect family home today and avoid disappointment!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door into the property, Access to WC, Lounge, Stairs to First floor landing, Laminate wood effect flooring.

#### **Downstairs Wc**

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin, Laminate wood effect flooring.

#### **Lounge**

15' 7" Plus Bay x 11' 11" ( 4.75m Plus Bay x 3.63m )  
Double glazed Bay window to Front aspect, Double doors leading through to Dining room, Two Radiators, Power points, Carpet flooring.

#### **Dining Room**

12' 2" x 7' 2" ( 3.71m x 2.18m )  
Double glazed Patio door to garden, Power points, Radiator, Laminate wood effect flooring.

#### **Kitchen**

12' 2" Max x 7' 1" ( 3.71m Max x 2.16m )  
Double glazed window to Rear aspect, Partially tiled walls, Fitted Kitchen Units and Work surfaces, Sink and drainer unit, Integrated Oven and Hob with overhead Extractor fan, Built in pantry, Radiator, Power points, Integrated Dishwasher, Door to Garage, Tiled flooring.

### First Floor

#### **Landing**

Double glazed window to Side aspect, Doors to Bedrooms 1-3 and Family Bathroom, Loft hatch, Carpeted stairs and landing flooring.

#### **Bedroom 1**

12' 1" x 9' 11" ( 3.68m x 3.02m )  
Double glazed window to Front aspect, Double Bedroom, Door to En Suite, Built in wardrobes, Radiator, Power points, Carpet flooring.

#### **En Suite**

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin, Shower cubicle, Shaving point, Laminate wood effect flooring.

#### **Bedroom 2**

11' 2" x 8' 3" ( 3.40m x 2.51m )  
Double glazed window to Rear aspect, Double Bedroom, Built in wardrobe, Power points, Radiator, Carpet flooring.

#### **Bedroom 3**

8' 1" x 6' 1" ( 2.46m x 1.85m )  
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin, Bath tub, Extractor fan, Shaving point, Radiator, Laminate wood effect flooring.

### Outside

#### **Front Garden**

Resin driveway leading to garage with brick wall and landscaped slate to Front aspect, Side access gate.

#### **Rear Garden**

Patio leading to grass with decking to Rear aspect, Timber shed and Rear access gate to Side.

#### **Garage**

Electric front roller door, Rear door and window, Fitted worktops with plumbing for white goods, Carpet flooring.



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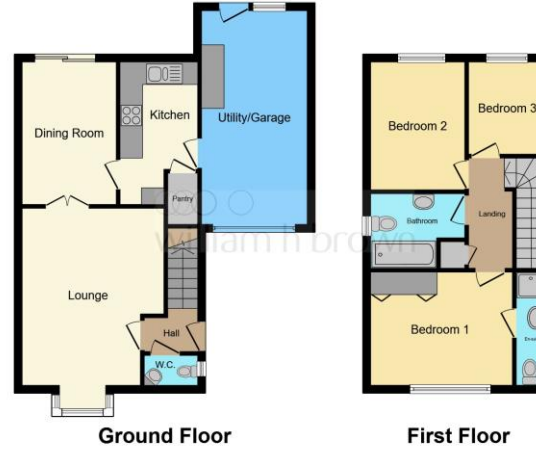


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## Keel Close, Carlton Colville LOWESTOFT

- Three Bedroom Detached Home
- Resin Driveway Leading to Garage
- Separate Lounge and Dining Room
- Rear Garden with Patio leading to Grass and Rear Decking
- Main Bedroom with En Suite
- Modern Kitchen with Integrated Oven, Hob and Extractor Fan
- Sought After Carlton Colville Location
- Handy Downstairs WC

Tenure: Freehold EPC Rating: C



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.focalagent.com

# £295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108566 - 0005

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