



**Thixendale, Carlton Colville Lowestoft NR33 8WN**



**welcome to**

**Thixendale, Carlton Colville Lowestoft**

William H Brown are delighted to present this Four/Five Bedroom DETACHED Family Home located on Thixendale, in the popular location of Carlton Colville. The property also offers fantastic reception space, plenty of bathroom facilities, ample off road parking and a superb landscaped garden.



**This impressively spacious detached family home is ideally located in a sought-after residential area, just under a mile from the stunning and untouched beach. The property is in excellent condition, featuring sealed unit double glazing and gas central heating, along with electric underfloor heating on the ground floor. The generous living space includes a separate lounge, dining room, study, and a convenient ground floor cloakroom, as well as a large kitchen/breakfast room. The master suite boasts a bedroom, dressing room, and ensuite, complemented by three additional bedrooms, another ensuite shower room, and a family bathroom. Outside, the property offers ample off-road parking, an attached brick garage, and a fully enclosed, hard-landscaped rear garden complete with a custom barbecue and seating area with a preparation room. This home is perfect for families, and an early viewing is highly recommended!**

### **Accommodation**

#### **Entrance Hall**

Front aspect double glazed composite door, tiled flooring with under floor heating, radiator, stairs leading to the first floor. Oak internal doors to;

#### **Cloakroom**

Side aspect double glazed window, low level flush wc, wash hand basin, tiled floor with underfloor heating, heated towel rail and part tiled walls.

#### **Study**

8' 1" x 7' 1" ( 2.46m x 2.16m )

Front aspect double glazed window, tiled flooring with under floor heating and radiator.

#### **Lounge**

17' 1" x 10' 2" ( 5.21m x 3.10m )

Dual aspect double glazed windows, tiled flooring with under floor heating, feature fire place, two radiators, tv and telephone points.

#### **Dining Room**

11' x 9' 8" ( 3.35m x 2.95m )

Rear aspect double glazed french doors leading out into the garden, tiled flooring with under floor heating, radiator and tv point.

#### **Kitchen/ Breakfast Room**

15' 4" x 11' 4" ( 4.67m x 3.45m )

Rear aspect double glazed window and door leading out into the garden. Fitted kitchen with a range of wall and base units, worksurfaces, ceramic sink and drainer, tiled splash back, radiator, under stairs cupboard, tiled floor with under floor heating, spaces for fridge/freezer, dishwasher and double style oven with extractor hood.

#### **Landing**

Rear aspect double glazed window, carpet, loft hatch, built in airing cupboard and radiator. Doors to;

#### **Bedroom One**

17' 3" Max x 15' Max ( 5.26m Max x 4.57m Max )

Two front aspect double glazed windows, carpet, three radiators, tv point. Opening to:

#### **Dressing Room (Bedroom 5)**

9' 8" x 5' 4" ( 2.95m x 1.63m )

Side aspect double glazed window, carpet and radiator.

#### **En-Suite Shower Room 1**

Front aspect double glazed window, suite comprising recessed shower cubicle, vanity wash basin, low level wc, heated towel rail, recessed spot lights, tiled walls and tiled flooring.

#### **Bedroom Two**

9' 8" x 9' 3" ( 2.95m x 2.82m )

Rear aspect double glazed window, carpet, radiator

and built in wardrobe.

#### **En-Suite Shower Room 2**

Side aspect double glazed window, suite comprising corner shower cubicle with rainfall shower head, vanity wash basin, low level wc, heated towel rail, recessed spot lights, tiled walls and tiled flooring.

#### **Bedroom Three**

12' 1" x 7' 10" ( 3.68m x 2.39m )

Front aspect double glazed window, carpet, radiator and built in wardrobe.

#### **Bedroom Four**

12' 1" x 7' ( 3.68m x 2.13m )

Rear aspect double glazed window, carpet and radiator.

#### **Family Bathroom**

Side aspect double glazed window, suite comprising paneled bath with shower over, pedestal wash basin, low level wc, shaving point, radiator and extractor fan.

#### **Double Length Garage**

Up and over door, power and electric. Part of the garage has been converted into a utility room with fitted units, work surfaces and spaces for white goods.

### **Outside**

#### **Front Garden**

Landscaped Front garden with pathway to Front door, Driveway leading to Garage.

#### **Rear Garden**

Stone patio and landscaped garden, decking to Side aspect.



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## Thixendale, Carlton Colville Lowestoft

- Four/Five Bedroom Detached Home
- Double Garage with Utility Room Aspect
- Two Bedrooms with En Suites, Family Bathroom and Downstairs WC
- Electric Underfloor Heating on Ground Floor Level
- Master Bedroom with Dressing Room
- Ample Reception Space
- Landscaped Rear Garden
- Popular Carlton Colville Location

Tenure: Freehold EPC Rating: C



offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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.



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