

Thixendale, Carlton Colville Lowestoft NR33 8WN

william h brown

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" ($2.46m \times 2.16m$) 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" ($3.35m \times 2.95m$) 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.

<u>Outside</u>

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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welcome to

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





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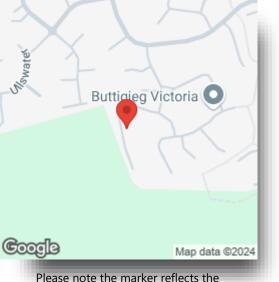
Property Ref: LOW108689 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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Kitchen/Breakfast Room Diring Room Study Hat Lounge Bedroom 1 Ground Floor First Floor

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 insection(s), rowered by www.focalagunet.com

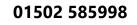




postcode not the actual property

william h brown







Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk