



Ullswater, Carlton Colville Lowestoft NR33 8WG

welcome to

Ullswater, Carlton Colville Lowestoft

William H Brown are pleased to present this modern four bedroom detached house in the location of Carlton Colville. With spacious reception rooms, four bedrooms upstairs and a stunning extension to the rear, the property makes a stunning family home. With ample parking. Call 01502 585998 today!



William H Brown are delighted to present this stunning four bedroom home in Ullswater. Based in the popular location of Carlton Colville, the property offers the benefit of being close to local amenities such as shops and local schools. This property has been decorated to an extremely high standard throughout, on both the ground and first floor. Upon entrance, the large hallway offers access to the kitchen/diner, lounge and third reception room, as well as the downstairs WC. The kitchen/ diner is sleek and modern throughout, with integrated appliances and an open plan feel, it also offers a central island with storage and double glazed bi-fold doors to the rear of the room. The lounge/diner once again is beautifully decorated, with open plan living and access to the third reception room which could easily be converted into a fifth bedroom. Upstairs, all bedrooms are off of the good sized hallway. Each bedroom is of a great size also, with a fantastically sized master bedroom, with en-suite also in situ. The property also lies on a corner plot, and offers a double garage, which can be accessed from a spacious back garden or from the front of the property, in front of this also lies a double driveway. New boiler and cylinder fitted 2022. Please call 01502 585998 to book a viewing today, and avoid missing out on this stunning home.

Accommodation

Ground Floor

Entrance Hall

Double glazed door to front aspect, Stairs to landing, Under stairs cupboard, Tiled flooring.

Cloakroom/ Wc

Partially tiled walls, WC, Wash Hand Basin, Integrated Unit, Radiator, Tiled flooring.

Lounge

21' 7" x 11' 7" (6.58m x 3.53m)
Three double glazed windows to side aspect, Open plan living, TV Point, Two radiators, Laminate flooring.

Family Room/ Bedroom 5

14' 9" x 10' 3" (4.50m x 3.12m)
Double glazed window to front and side aspect, Radiator, Laminate flooring,

Kitchen/Diner

26' 4" x 17' 8" (8.03m x 5.38m)
Double glazed window to front and side aspects, Two skylights, Double glazed bi-fold doors to the rear aspect, Open plan living space, Fitted units with work surfaces, Integrated oven and grill, Gas Hob, Extractor fan, Sink and Drain unit, Spot lighting, Two radiators, Space for fridge freezer unit, Central island with storage cupboards. Tiled flooring.

First Floor

Landing

Double glazed window to side aspect, Radiator, Built in storage cupboard, All bedrooms doors lead off from landing, Carpet flooring.

Bedroom 1

21' 8" Max x 11' 7" (6.60m Max x 3.53m)
Four double glazed Dormer windows to side aspect, TV Point, Radiator, Carpeted.

En Suite

Double glazed window to side aspect, Walls are partially tiled, WC, Wash Hand Basin, Shower cubicle with splash-back surrounds, Extractor fan, Radiator, Tiled flooring.

Bedroom 2

15' 8" x 10' 3" (4.78m x 3.12m)
Double glazed window to front and side aspects, TV Point, Radiator, Carpeted flooring.

Bedroom 3

11' 9" x 11' 7" (3.58m x 3.53m)
Two double glazed windows to side aspects, Radiator, Laminate flooring.

Bedroom 4

11' 7" x 10' 3" (3.53m x 3.12m)
Double glazed window to front aspect, Radiator, Carpet flooring.

Bathroom

Double glazed window to side aspect, WC, Wash Hand Basin with integrated units, Bath tub with mixer taps, Radiator, Tiled walls around bath and sink, Spotlights, Tiled flooring.

Outside

Front Garden

Double driveway for parking, Path to front door, Gravel surrounding with fence to front aspect.

Rear Garden

Side gate to driveway, Landscaped slabbed patio area leading to grass, Decking and patio area for seating, Fully enclosed space.

Garage

Running electricity, Motorised remote door.

Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a relative of a staff member of the Connells Group".



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welcome to

Ullswater, Carlton Colville Lowestoft

- Four/ Five Bedroom Detached Home
- Ample Parking with Double Garage
- Kitchen Extension
- Modern Decoration Throughout
- New Boiler and Cylinder 2022
- Popular Carlton Colville Location
- Close to Local Amenities
- Viewings Come Highly Recommended !

Tenure: Freehold EPC Rating: C



offers in excess of

£390,000

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108730 - 0005

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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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