

**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!













### **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**

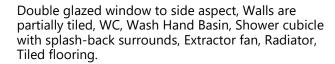
## Landing

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 Dorma windows to side aspect,
TV Point, Radiator, Carpeted.

#### **En Suite**



#### 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,

Double glazed window to front aspect, Radiat 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".



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

standard throughout, on both the ground and first floor. Upon entrance, the large

hallway offers access to the kitchen/diner,

the downstairs WC. The kitchen/ diner is sleek and modern throughout, with

it also offers a central island with storage and double glazed bi-fold doors to the rear

lounge and third reception room, as well as

integrated appliances and an open plan feel,

of the room. The lounge/diner once again is

beautifully decorated, with open plan living

bedroom. Upstairs, all bedrooms are off of

master bedroom, with en-suite also in situ.

The property also lies on a corner plot, and

from the front of the property, in front of

this also lies a double driveway. New boiler

585998 to book a viewing today, and avoid

and cylinder fitted 2022. Please call 01502

great size also, with a fantastically sized

could easily be converted into a fifth

offers a double garage, which can be accessed from a spacious back garden or

missing out on this stunning home.

and access to the third reception room which

the good sized hallway. Each bedroom is of a

been decorated to an extremely high



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## **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



his 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.







Cooplow DI
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Map data ©2024

Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/LOW108730



Property Ref: LOW108730 - 0005 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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