



Killick Crescent, Carlton Colville Lowestoft NR33 8FR



welcome to

Killick Crescent, Carlton Colville Lowestoft

William H Brown Lowestoft are thrilled to present this TWO Double Bedroom End-Terraced home located on Killick Crescent. The property consists of Entrance Hall, Lounge, Downstairs WC, Kitchen/Diner, Two Double Bedrooms with built in wardrobes and Upstairs Bathroom.



William H Brown are delighted to present this TWO Double Bedroom End-Terraced Home located in the sought after location on Killick Crescent, Carlton Colville. The front of the home benefits from a Brickweave driveway with side access gate. You enter the home via a welcoming entrance hall which grants access to a handy downstairs WC, Lounge, Kitchen and stairs leading to the First Floor landing. The Lounge is spacious and benefits from built in storage. The Kitchen/Diner is modern, sleek and stylish with partially tiled walls, plenty of cupboard storage space and an integrated Gas Hob and Integral Oven. There is plenty of room for a Dining table, which creates a sociable area of the home and French doors lead out to the Rear garden space - making it ideal for hosting gathering in the summer months. The Rear garden is fully enclosed and low maintenance with patio area leading to grass and timber shed. Upstairs, both bedrooms are both double sized and both benefit from built in wardrobe storage space. Both have easy access across the hallway to the bathroom - complete with bath tub and overhead shower for versatility in busy modern day life. With being beautifully presented throughout and in a desirable area - we recommend viewing whilst still available! Ideal for those looking to get onto the property ladder! Call us on 01502 585998!

Accommodation

Ground Floor

Entrance Hall

Front door, Door to WC, Lounge, Kitchen/Diner, Radiator, Laminate wood effect flooring.

Downstairs Wc

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

Lounge

13' 5" Max x 13' 4" Max (4.09m Max x 4.06m Max)
Double glazed window to Front and Side aspects, Built in storage cupboard, Radiator, Power points, Laminate wood effect flooring.

Kitchen/Diner

13' 4" x 8' 4" (4.06m x 2.54m)
Double glazed French doors to Garden, Double glazed window to Side aspect, Partially tiled walls, Fitted Kitchen units with work surfaces, Sink and drainer unit, Integrated Gas Hob, Oven, Space for Dining table, Spotlights, Power points, Laminate wood effect flooring.

First Floor

Landing

Access to Bedrooms 1 and 2 and Bathroom, Loft hatch, Built in airing cupboard, Carpeted stairs and landing.

Bedroom 1

13' 4" x 8' 6" (4.06m x 2.59m)
Double glazed window to Front aspect, Double Bedroom, Built in wardrobe, Power points, Radiator, Carpet flooring.

Bedroom 2

11' 5" x 8' 3" (3.48m x 2.51m)
Double glazed window to Rear aspect, Double Bedroom, Two Built in Wardrobes, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with overhead shower, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Brickweave driveway to Front aspect with archway leading to front gate and side access gate, Pebble stones to side of path.

Rear Garden

Patio leading to grass with timber shed to rear, Fully enclosed via wall surround and fencing with side access gate and pathway.



view this property online williamhbrown.co.uk/Property/LOW108722



welcome to

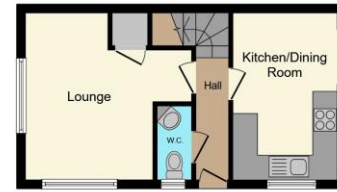
Killick Crescent, Carlton Colville Lowestoft

- Two Double Bedroom End-Terraced Home
- ** Ideal Starter Home **
- Modern Kitchen/ Diner
- Downstairs WC and Upstairs Bathroom with Bath and Overhead Shower
- Driveway to Front of Home
- Enclosed Rear Garden
- Popular Carlton Colville Location
- Close to Local Amenities

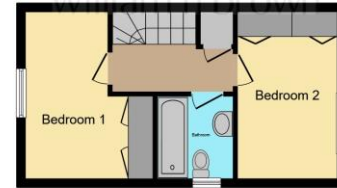
Tenure: Freehold EPC Rating: C

offers in excess of

£200,000



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 inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LOW108722](https://www.williamhbrown.co.uk/Property/LOW108722)



Property Ref:
LOW108722 - 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.

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.



william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)