



Rushton Drive, Carlton Colville Lowestoft NR33 8GB

welcome to

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William H Brown are delighted to present this beautifully decorated Detached family home on Rushton Drive. The property boasts a spacious plot with ample parking to front, with a double garage, as well as large private rear garden.



****EXECUTIVE DETACHED HOME** William H Brown are delighted to present this beautifully decorated Detached family home on Rushton Drive. The property boasts a spacious plot with ample parking to front, with a double garage, as well as large private rear garden. The property has been decorated to the highest standard throughout, with stunning open plan living spaces found throughout the ground floor such as bright and airy lounge, flowing through to the dining room/ snug and gorgeous open plan kitchen/diner. A convenient office and utility space can also be found off of the kitchen/ diner! The first floor also consists of Four spacious bedrooms, all found off of the landing. All bedrooms are of a superb size, ideal for families. A standout master bedroom offers access to a stylish en-suite and a family bathroom can also be found off of the landing. The home sits in an ideal location, with ample amenities found nearby such as schools, shops and transport links. This property is the perfect family home and an absolute must see, please call 01502 585998 to organise a viewing today!**

Accommodation **Ground Floor**

Entrance Hall

Access to Stairs leading to First floor landing, WC, Snug, Lounge, Kitchen, Storage cupboards, Radiator, Double Socket and Fibre Optic point, Solid Oak flooring.

Study

10' 11" x 6' 4" (3.33m x 1.93m)
Double glazed window to Front, Phone point, Radiator, Two double sockets, Solid Oak flooring.

Lounge

20' 4" x 11' 11" (6.20m x 3.63m)
Double glazed window to Front aspect, French doors leading to Garden, Double doors leading to Snug,

Two Aluminium Radiators, Ethernet capability to TV, Two TV Points, Phone Point, Seven double sockets, Two wall lights, Two ceiling lights on dimmer switch, Solid Oak flooring.

Kitchen/ Diner

20' 6" x 13' 8" (6.25m x 4.17m)
Double glazed window to Rear and Side aspects, Double glazed Rear door, Partially tiled walls, Integrated Modern Kitchen with wall and base units with work surfaces (soft close drawers), Peninsula utilised as Breakfast Bar, Sink(1.5 bowl) and drainer unit, Induction Hob, Extractor, Integrated; Dishwasher, Combination Microwave Oven, Multi-functional Double Oven, Plinth Heater, LED Downlights, Eight double sockets, Plinth and Wall unit LED Lights, Porcelain tiled flooring.

Utility Room

8' 1" x 6' 10" (2.46m x 2.08m)
Double glazed window to Front aspect, Partially tiled walls, LED, Lights, Loft hatch, 1.5 Bowl sink, Worktop, Three Double Power points, Radiator, Extractor Fan, Gas Boiler, Porcelain tiled flooring.

Snug

11' 7" x 9' 11" (3.53m x 3.02m)
Double glazed window to Rear aspect, Double doors leading through to Lounge, Three Double Power points, TV Points, Radiator, Solid Oak flooring.

First Floor

Landing

Double glazed window to Front aspect, Access to Bedrooms 1-4 and Bathroom, Airing cupboard housing water storage tank, Hanging light feature, Double socket, Carpet stairs and landing.

Bedroom 1

14' 5" Max x 11' 10" (4.39m Max x 3.61m)
Double glazed window to Rear aspect, Two Double Wardrobes, Access to En Suite, TV Point and USB Sockets, Three Double Sockets, Radiator,

Ensuite

Fully tiled walls, WC, Wash hand basin with

underneath storage, Vanity unit and Mirror, Walk in Rainfall Shower, Towel radiator, LVT Flooring.

Bedroom 2

14' 5" Max x 8' 3" (4.39m Max x 2.51m)
Double glazed window to Front aspect, Double Built in Wardrobe, Three Double Sockets, Radiator, TV Points, Carpet flooring.

Bedroom 3

12' 2" Max x 9' 8" (3.71m Max x 2.95m)
Double glazed window to Front, Double Built in wardrobe, USB and Three Double Power points, Radiator, Carpet flooring.

Bedroom 4

12' 2" Max x 10' 5" (3.71m Max x 3.17m)
Double glazed window to Rear aspect, Currently utilised as an art studio for current vendor, Built in wardrobe, Radiator, USB and Three Double Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Fully Tiled walls, Vanity mirror, WC, Wash hand basin, Bath tub with overhead Power shower and shower curtain, Towel radiator, LVT Flooring.

Outside

Front Garden

Double Garage with electric doors, loft space in garage. Spacious driveway suitable for multiple vehicles (approximately 9 cars), Tesla charging point, Two LED Floodlights, Hot and Cold outside taps. Double power point socket.

Rear Garden

South facing rear garden, Wooden fence surround to enclose, Patio leading to ornamental pond/pool (4.5m x 3.0m - 1.5m depth), Shrubs to the bottom of the garden, Olive tree, Laid lawn, Fossilised indian sandstone, Steel Shed (9'6"X12'6") Two double power point sockets, Two LED Floodlights, Outside tap.



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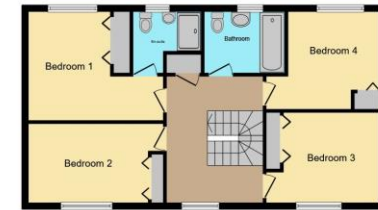
- Four Bedroom Detached Home
- Spacious Driveway for Multiple Vehicles, Leading to Double Garage
- Large Plot with Spacious Rear Garden
- Open Plan and Modern Kitchen/ Diner
- Main Bedroom Ensuite
- Family Bathroom with Bath tub and Overhead Shower
- Decorated to a Superb Standard Throughout with Finer Details Well Thought Out
- Sought-After Carlton Colville Area; Close to a Range of Local Amenities

Tenure: Freehold EPC Rating: Awaited

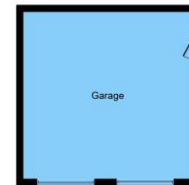
£475,000



Ground Floor



First Floor



Garage

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



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Property Ref:
LOW108946 - 0006

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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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