



**Airedale, Carlton Colville Lowestoft NR33 8TJ**

**welcome to**

**Airedale, Carlton Colville Lowestoft**

William H Brown are delighted to present this FOUR Double Bedroom DETACHED Family home located on Airedale, in Carlton Colville. The property boasts; Driveway to Front, Entrance Hall, Lounge, Snug/Office, Downstairs WC, Kitchen/Diner, Utility Space, Bedrooms upstairs with Family bathroom.



**William H Brown are delighted to present this FOUR Double Bedroom DETACHED Family home located on Airedale, in Carlton Colville. The property has a driveway to the front of the home, suitable for multiple vehicles and access to the Front Door and Side access gate to the Rear Garden. You enter the home via a welcoming Entrance Hall with access to Office/Snug to the Right, Stairs to the First floor landing to the Front and Access to adjoining Reception rooms which make a hub of the home, to the Left. The Lounge benefits from a Bay fronted window to the Front which lets in plenty of natural light - and has an archway through to the Modern and Sleek Kitchen/Diner. There is also access also to a handy Utility Room and Downstairs WC. The Kitchen has an eye-level integrated Oven and space for additional essential appliances - with the end having plenty of room for a family table and French doors lead out to the Rear Garden. The garden is Fully enclosed via fenced surround and benefits from patio area leading to grass, with an outside decking seating area, Shed and Brick built workshop. Upstairs, boasts FOUR good sized bedrooms - with the Principal Bedroom having its own Ensuite. The other rooms have access to the Family Bathroom - complete with bath tub with overhead shower unit to suit busy family living. With so much to offer and situated in a popular area, close to local amenities we don't anticipate the property being around for long with suiting a range of purchasers!**

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

Double glazed window and door to Front aspect, Door to Office/Snug, Lounge, Laminate wood effect flooring.

##### **Downstairs Wc**

Double glazed window to Side aspect, WC, Wash hand basin, Radiator, Lino flooring.

##### **Office/ Snug**

16' 6" x 8' ( 5.03m x 2.44m )

Double glazed window to Front aspect, Power points, Radiator, Laminate wood effect flooring.

##### **Lounge**

16' Max x 15' Max ( 4.88m Max x 4.57m Max )

Double glazed Bay window to Front aspect, Archway to Kitchen/Diner, Door to WC and Utility, Radiator, Power points, Carpet flooring.

##### **Kitchen/ Diner**

22' 3" x 8' 6" ( 6.78m x 2.59m )

Double glazed French doors to Rear aspect, Double glazed window to Rear aspect, Double glazed door to Side aspect, Open Plan, Partially tiled walls, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Integrated Eye Level Oven, Integrated Bin Drawer, Space for 50/50 Fridge freezer unit, Plumbing for dishwasher, Laminate wood effect flooring.

##### **Utility Room**

7' 9" x 6' 8" ( 2.36m x 2.03m )

Double glazed window to Side aspect, Partially tiled walls, Fitted units and work surfaces, Sink and drainer unit, Plumbing for washing machine and space for dryer, Space for Fridge or freezer unit, Power points, Lino flooring.

### **First Floor**

##### **Landing**

Access for Bedroom 1-4 and Bathroom, Carpeted stairs and landing.

##### **Bedroom 1**

12' 11" x 11' 9" ( 3.94m x 3.58m )

Double glazed window to Front aspect, Double Bedroom, Built in wardrobes, Power points, Carpet flooring.

##### **Ensuite**

Double glazed window to Side aspect, Partially tiled and partial splashback walls, WC, Wash hand basin, Shower cubicle, Shaving point, Towel radiator, Extractor Fan, Tile effect flooring.

##### **Bedroom 2**

11' 10" x 8' 11" ( 3.61m x 2.72m )

Double glazed window to Front aspect, Double Bedroom, Built in wardrobes, Radiator, Power points, Carpet flooring.

##### **Bedroom 3**

11' 11" Max x 9' 3" ( 3.63m Max x 2.82m )

Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

##### **Bedroom 4**

9' 8" x 8' 2" ( 2.95m x 2.49m )

Double glazed window to Rear aspect, Double Bedroom, Power points, Radiator, Carpet flooring.

##### **Family Bathroom**

Double glazed window to Rear aspect, Partially splashback and partially tiled walls, WC, Wash hand basin, Bath with over head Shower unit and shower screen, Built in airing cupboard, Towel radiator, Vinyl flooring.

### **Outside**

##### **Front Garden**

Driveway for multiple vehicles to Front with Brick wall to Side aspect, Landscaped stones to Rear, Side access gate leading to Rear Garden.

##### **Rear Garden**

Fully enclosed Rear garden surrounded via fencing to create privacy, Patio leading to grass with shrubbery beds surrounding, Decking area to Rear for outside seating, Shed to Side, Brick built workshop spaces to Side with worktop benches.



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## Airedale, Carlton Colville Lowestoft

- Four Double Bedroom Detached Family Home
- Lounge and Downstairs Snug/Office Space
- Modern Open Plan Kitchen/Diner leading to Utility Space
- Principal Bedroom with En suite Shower Room
- Downstairs WC and Upstairs Family Bathroom with Bath tub and Over head Shower
- Driveway to Front of Home Suitable for Multiple Vehicles
- Enclosed Rear Garden with laid lawn, shrubbery and decking area
- Desirable Carlton Colville Location, Close to a Range of Local Amenities and Schools for All Ages

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£340,000**



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. Powered by www.floorplans.com



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Property Ref:  
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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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