



Beccles Road, Carlton Colville Lowestoft NR33 8HW



welcome to

Beccles Road, Carlton Colville Lowestoft

William H Brown are delighted to present this Three Bedroom Detached home, located on Beccles Road. Situated in the hugely popular location of Carlton Colville, the property offers superb access to nearby amenities. The property boasts superb room for improvement and masses of potential!



****DETACHED HOME WITH GREAT POTENTIAL** William H Brown are delighted to present this Three Bedroom Detached home, located on Beccles Road. Situated in the hugely popular location of Carlton Colville, the property offers superb access to nearby amenities. The property boasts superb room for improvement and masses of potential, with sizeable rooms throughout the property. The ground floor consists of an entrance hall, WC, open plan lounge/ diner and kitchen to rear. The first floor offers further great living space with Three spacious Bedrooms all found off of the landing, as well as a family bathroom. The home also offers a spacious plot, with ample rear garden space, driveway and garage. Please call 01502 585998 to organise a viewing today!**

Accommodation

Ground Floor

Entrance Hall

Double glazed Front door, Door to Lounge and WC, Carpet flooring.

Downstairs Wc

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

Lounge/ Diner

22' 10" Max x 14' 8" Max (6.96m Max x 4.47m Max)
Lounge Aspect: Double glazed window to Front aspect, Open plan, Two Storage cupboards, Power points, Carpet flooring.
Diner Aspect: Double glazed patio access to Garden, Doorway to Kitchen, Power points, Carpet flooring.

Kitchen

10' 3" x 8' 6" (3.12m x 2.59m)
Double glazed Door to Rear garden and Double glazed window to Rear aspect, Partially tiled walls, Fitted Kitchen units with Wall and Base units with work surfaces, Sink and drainer unit, Integrated Oven and Hob, Space for Fridge freezer unit, Washing machine included in sale, Tiled flooring.

First Floor

Landing

Double glazed window to Side aspect, Access to Bedrooms 1-3 and Bathroom, Loft hatch, Built in airing cupboard, Carpeted stairs and landing.

Bedroom 1

12' 2" x 10' 5" (3.71m x 3.17m)
Double glazed window to Rear aspect, Double Bedroom, Power points, Carpet flooring.

Bedroom 2

12' 1" x 8' 1" (3.68m x 2.46m)
Double glazed window to Front aspect, Double Bedroom, Power points, Carpet flooring.

Bedroom 3

8' 11" x 6' 5" (2.72m x 1.96m)
Double glazed window to Front aspect, Built in storage cupboard, Power points, Carpet flooring.

Bathroom

Double glazed window to Rear aspect, Partially tiled walls, WC, Wash hand basin, Bath tub with mixer taps with over head shower unit, Towel radiator, Laminate wood effect flooring.

Outside

Front Garden

Landscaped garden with side access gate and pathway to Front door.

Rear Garden

Low maintenance Rear garden with patio to brickweave/[paved garden. Fully enclosed with gate access leading to Driveway and Garage.

Garage

Up and over door - driveway leading to Front.



view this property online williamhbrown.co.uk/Property/LOW109063



welcome to

Beccles Road, Carlton Colville Lowestoft

- Three Bedroom DETACHED Home
- ** Offered with NO Onwards Chain **
- Driveway Leading to Garage
- Downstairs WC and Upstairs Family Bathroom
- Open Plan Social Lounge/Diner
- Enclosed, Low Maintenance Rear Garden
- Popular Carlton Colville Location, Close to a Range of Local Amenities
- Viewings Come Highly Recommended !

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£250,000



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 elevations are approximate. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LOW109063



Property Ref:
LOW109063 - 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