



Monarch Way, Carlton Colville Lowestoft NR33 8GH

welcome to
Monarch Way, Carlton Colville
Lowestoft

- FIVE DOUBLE BEDROOMS
- DOUBLE GARAGE AND DRIVEWAY
- SPACIOUS ROOMS THROUGHOUT
- CLOSE TO AMENITIES
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price
£400,000

Guide Price £400,000-425,000 William H Brown are thrilled to present this Five Bedroom Detached property on Monarch Way. Located in the heart of the popular Carlton Colville, this home offers great access to amenities also. This spacious home is a must see, call today to organise a viewing!



Entrance Hall
Cloakroom/ Wc
Lounge
21' 4" x 10' (6.50m x 3.05m)
Dining Room
10' 5" x 10' (3.17m x 3.05m)
Kitchen
15' 4" x 10' 1" (4.67m x 3.07m)
Utility Room
5' 11" x 5' 1" (1.80m x 1.55m)
Landing
Bedroom 1
11' 5" x 10' 4" (3.48m x 3.15m)
Bedroom 2
13' 6" x 10' 2" (4.11m x 3.10m)
Ensuite
Bedroom 3
11' 7" x 8' 7" (3.53m x 2.62m)
Bathroom
Bedroom 4
17' 1" x 8' 6" (5.21m x 2.59m)
Bedroom 5
17' 1" x 8' 2" (5.21m x 2.49m)
Landing 2
Shower Room
Front Garden
Rear Garden
Outbuilding

view this property online williamhbrown.co.uk/Property/LOW109249



Property Ref:
LOW109249 - 0011

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