



**64 Dorley Dale**  
Carlton Colville, Lowestoft, NR33 8US  
**£205,000**

A dark blue horizontal bar containing white icons for property features: a bed icon, the number 3, a bathtub icon, the number 2, a sofa icon, the number 1, a menu icon (three horizontal lines), and a 'C' icon.

**64 Dorley Dale, Carlton  
Colville, Lowestoft, Suffolk,  
NR33 8US**

**PRICED TO SELL!!** Well designed 3 bedroom townhouse ideally placed with lovely open green areas to the front. In addition the property has the benefit of a spacious lounge/diner, kitchen breakfast room and a downstairs cloaks room. The master bedroom also has an en-suite shower room.

Outside, you will find attractive landscaped gardens with easy maintenance 'astro turf' grass, together with a brick & tile garage and allocated parking space. Please note, the gas boiler may need replacing and this has been allowed for in the price.

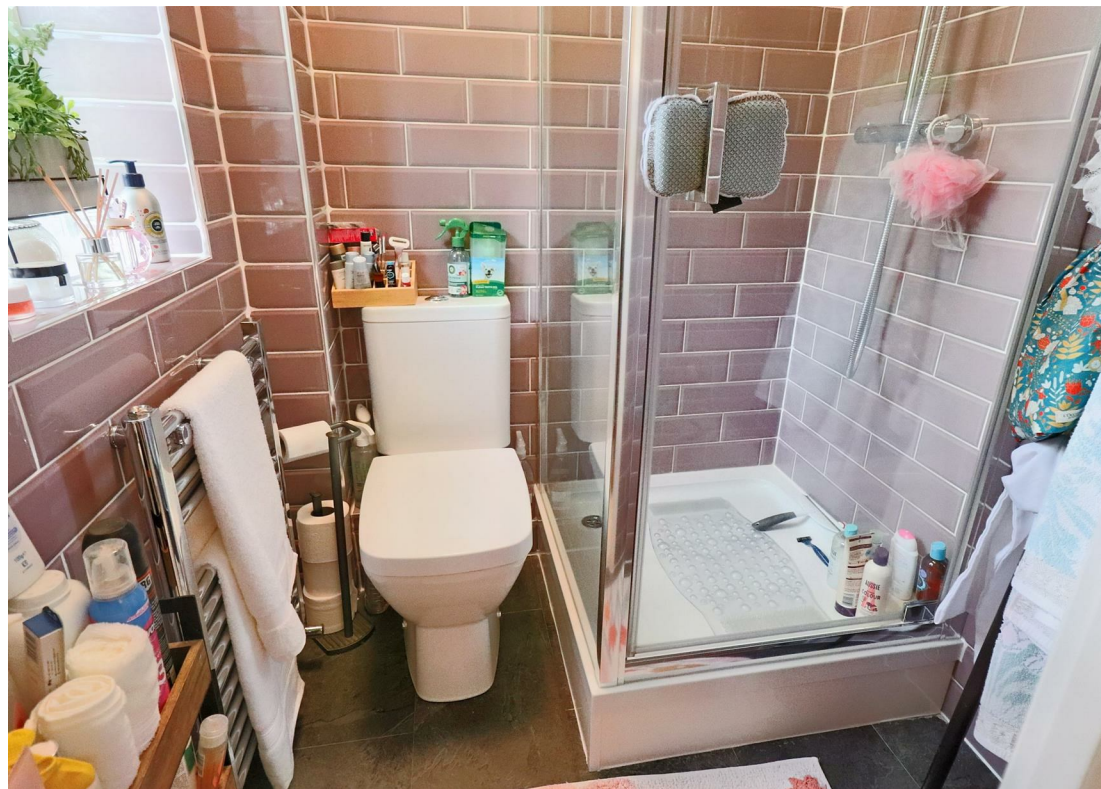
**Composite double glazed door to:-**

**ENTRANCE HALL**  
radiator.

**DOWNSTAIRS CLOAKROOM**  
low level wc, pedestal washbasin, radiator, half tiled walls, extractor fan.

**SPACIOUS LOUNGE**  
with upvc double glazed window overlooking open recreational green, 2 radiators, attractive ornamental fireplace with marble inset, stairs to first floor, cupboard space under.





### **KITCHEN/DINER**

fitted in a range of oak fronted units, one and a half bowl sink unit, recess and plumbing for automatic dishwasher and washing machine, electric cooker panel, concealed extractor, space for upright fridge freezer, double radiator, upvc double glazed window, matching french doors to rear garden.

### **STAIRS TO FIRST FLOOR AND LANDING**

access to roof void.

### **MASTER BEDROOM**

with upvc double glazed window, pleasant views over recreational green area, radiator, built-in wardrobe cupboard.



### **EN SUITE SHOWER ROOM**

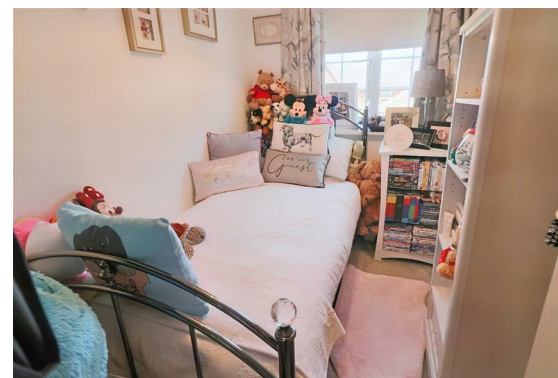
shower cubicle with thermostatic shower unit, overhead drencher, low level wc, chrome towel rail/radiator, brick block style ceramic tiled walls, extractor fan, upvc opaque glazed window.

### **BEDROOM 2**

upvc double glazed window, radiator, fitted wardrobe cupboard.

### **BEDROOM 3**

upvc double glazed window, built-in wardrobe cupboard, radiator.



## BATHROOM

cased bath, hot and cold, thermostatic shower unit, shower screen, low level wc, pedestal washbasin, fully tiled walls, heated towel rail/radiator, extractor fan.

## OUTSIDE

To the front, attractive garden with well stocked flower and shrub borders, astro turf, picket rail fencing. The property has a pleasant aspect overlooking an open green area. To the rear, attractive landscaped gardens with a central lawned area with astro turf, block edgings, flower and shrub borders, paved patio, timber garden store, external courtesy lighting, water tap.

## SINGLE GARAGE

of brick and tile construction and nearby allocated car parking space.

## COUNCIL TAX BAND

B

## NOTE

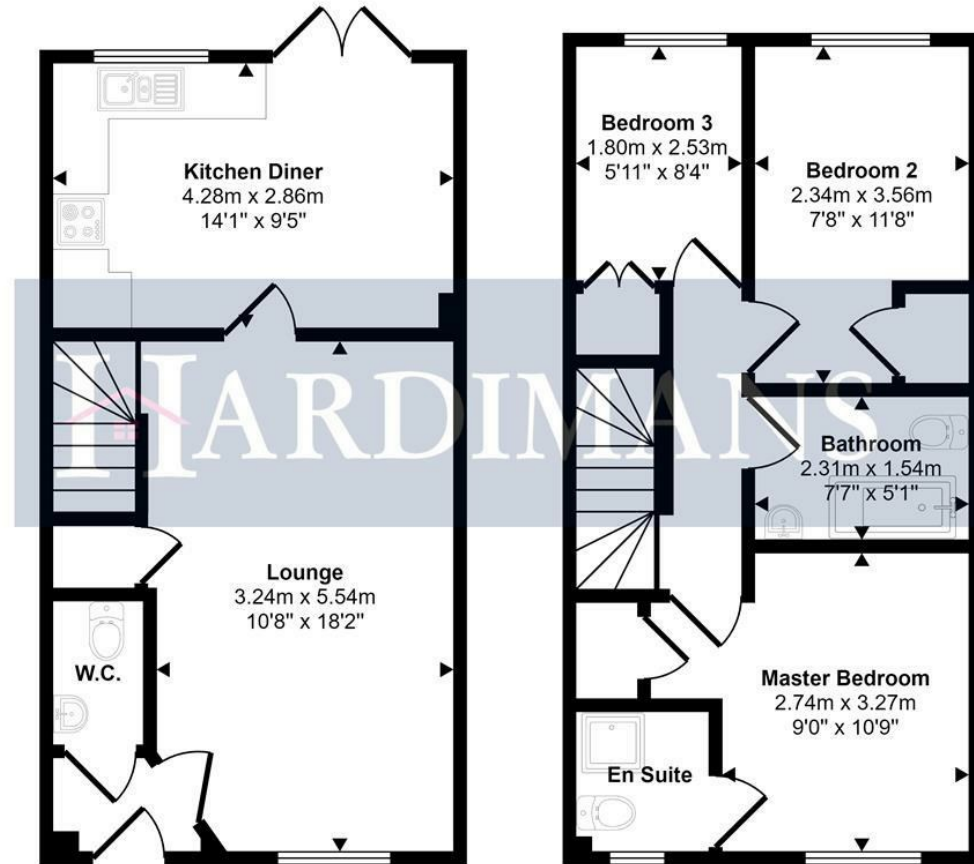
The vendor informs us the gas boiler will very likely require replacing. The asking price has now been adjusted to take this into account.





# Floor Plan

Approx Gross Internal Area  
74 sq m / 795 sq ft

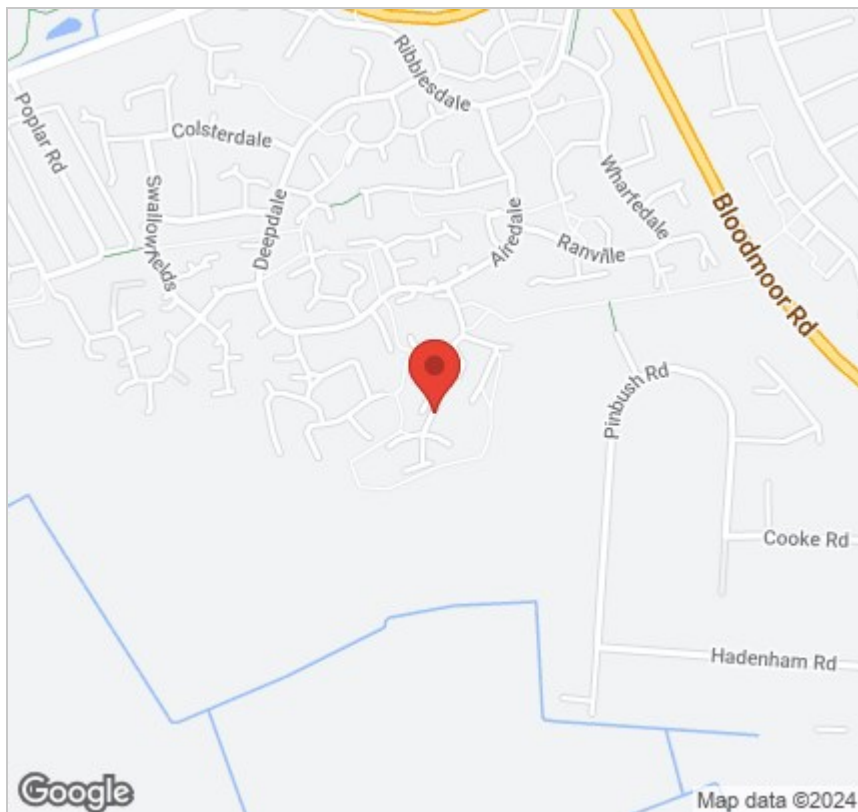


Ground Floor  
Approx 37 sq m / 396 sq ft

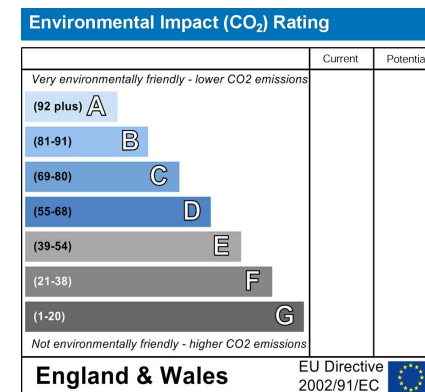
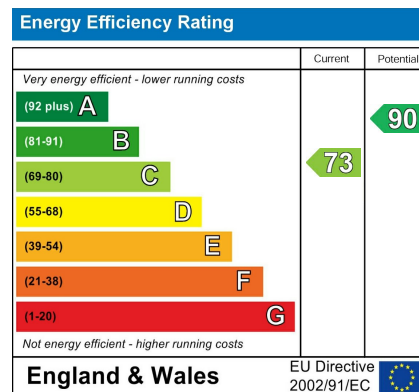
First Floor  
Approx 37 sq m / 399 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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