



HARDIMANS

2 Ridgeville

Carlton Colville, Lowestoft, NR33 8UA

Offers Over £255,000



2 Ridgville, Carlton Colville, Lowestoft, Suffolk, NR33 8UA

Lovely size 3 bedroom detached house situated on a corner plot and having the benefit of a rear conservatory, downstairs cloakroom and a separate dining room. The property is located on an established and popular residential development in Carlton Colville. The property also has recent PLANNING PERMISSION granted for a substantial ground floor extension across the width of the property which would create a fabulous kitchen/diner/family room. There is obviously so much potential to make this your dream home, so that you can design it just as you like it.

Mahogany effect upvc double glazed door to:-

ENTRANCE HALL

stairs to first floor, cupboard space under, radiator concealed by radiator cabinet.

DOWNSTAIRS CLOAKROOM

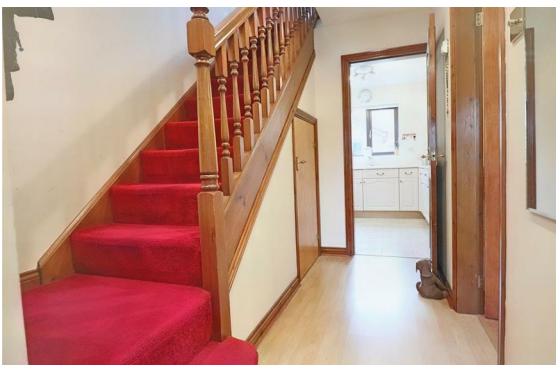
low level wc, vanity washbasin, part tiled walls, radiator, upvc opaque glazed window.

LOUNGE

with an attractive square bay window, mahogany effect upvc double glazing, ornamental fireplace, double radiator, door connecting to:-

DINING ROOM

with radiator, double glazed sliding patio door to:-





CONSERVATORY

brick/mahogany upvc construction, sealed unit double glazing, poly carbonate roof, double doors to rear garden.

KITCHEN

fitted in a range of base and wall units, single drainer sink, 4 burner gas hob, double oven/grill, recess and plumbing for automatic washing machine, Baxi gas boiler heating domestic hot water and radiator heating system, radiator, tiled floor, upvc double glazed window and matching side door.

STAIRS TO FIRST FLOOR AND LANDING

mahogany upvc double glazed window, built-in linen cupboard with foam lagged copper cylinder, access to fully insulated partly boarded roof space with electric light and aluminium loft ladder.

MASTER BEDROOM

mahogany effect upvc double glazed window, radiator, double built-in wardrobe cupboard with concertina mirrored doors.

BEDROOM 2

mahogany upvc double glazed window, radiator.

BEDROOM 3

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



FAMILY BATHROOM

cased bath, hot and cold, Mira instant shower unit, shower screen, pedestal washbasin, low level wc, part tiled walls, radiator, mahogany upvc opaque glazed window.

OUTSIDE

The property is situated on a good size corner plot to the front and side laid to lawn enclosed by timber fencing, external courtesy lighting, side paved pathway and gate providing access to a private enclosed garden laid to lawn with paved patio and pathways, ornamental garden pond, timber garden store.

DETACHED BRICK AND TILE GARAGE

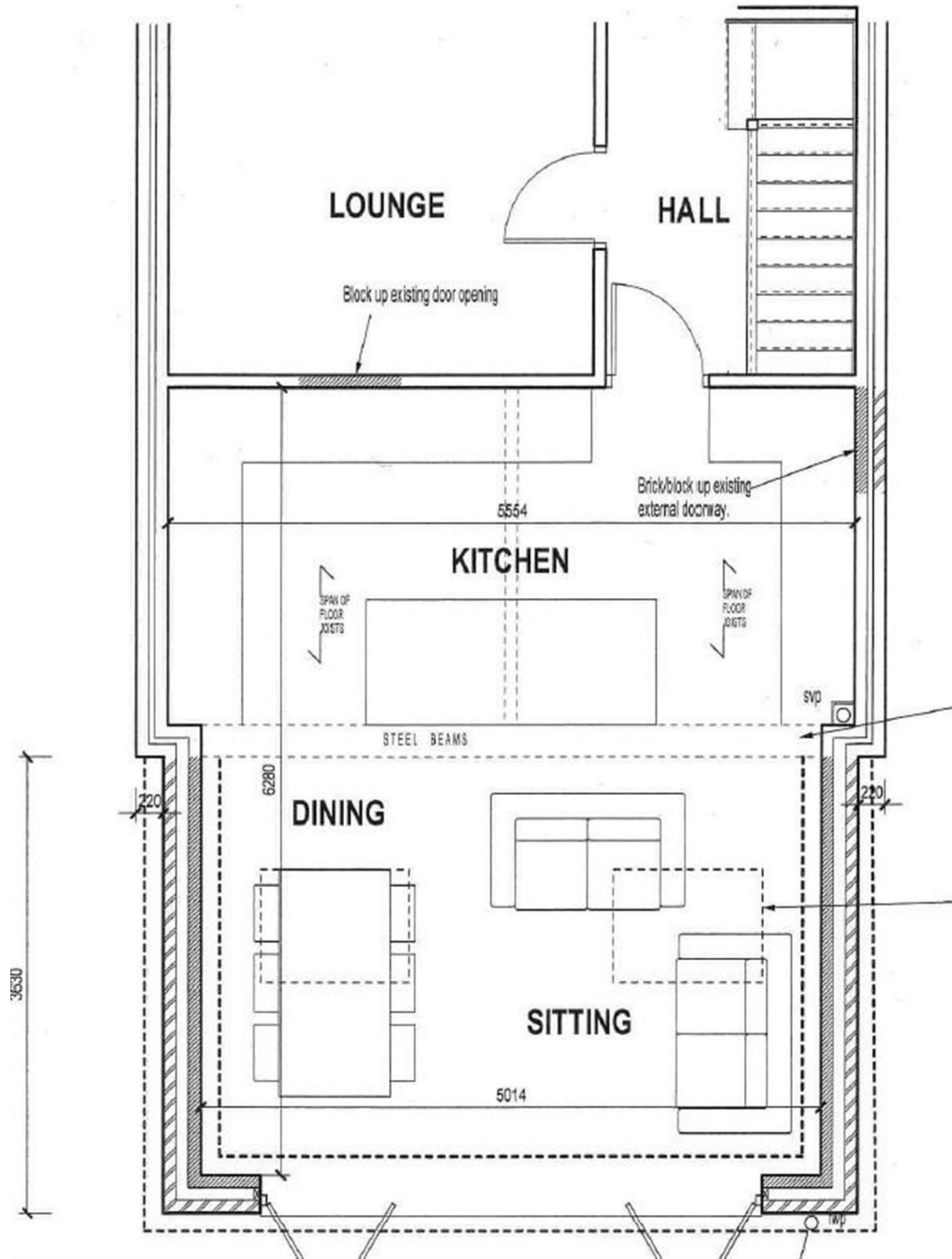
with power and light, up and over and personal doors, additional car standing, external security lighting.

COUNCIL TAX BAND

C



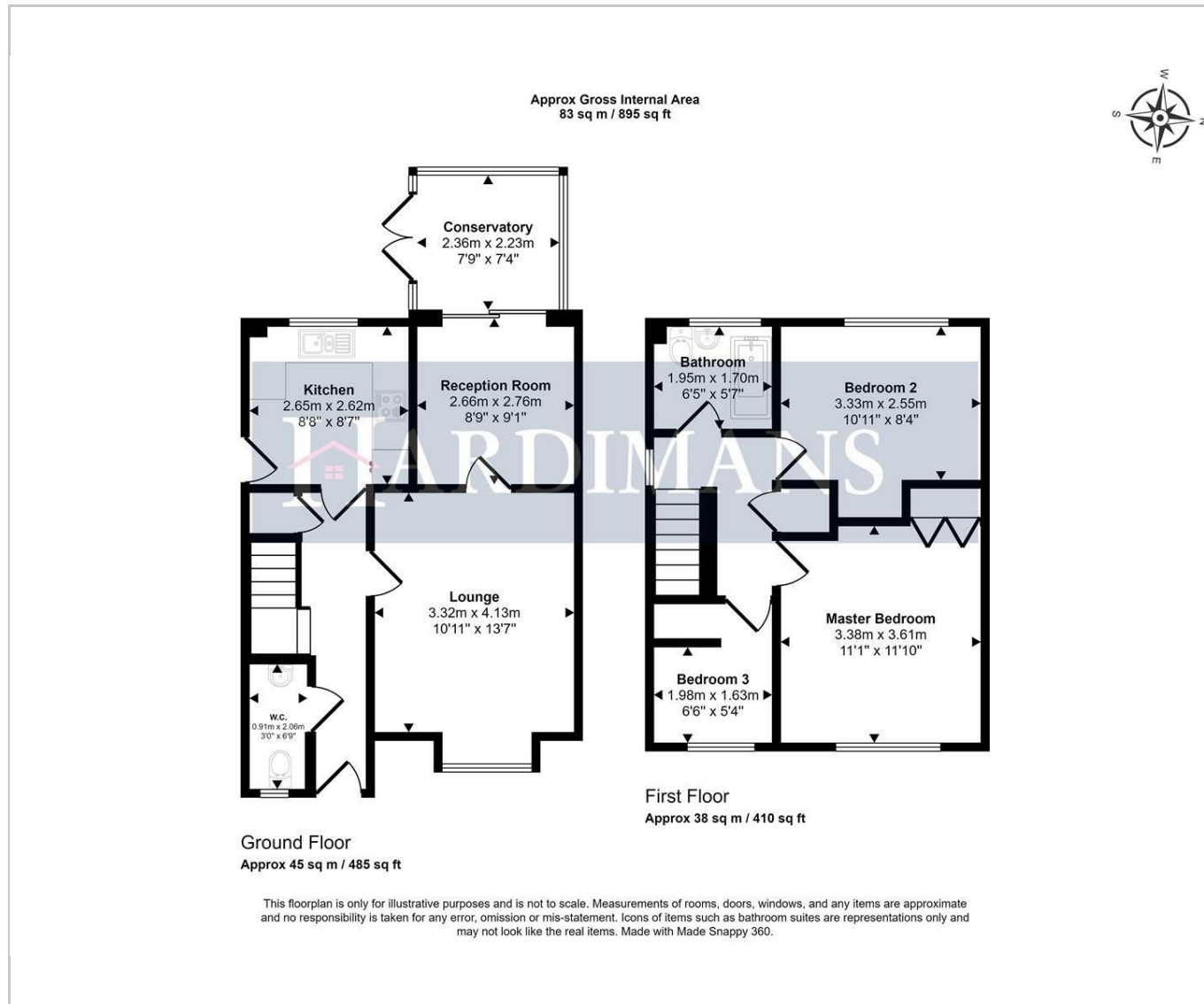
PROPOSED SINGLE STOREY REAR EXTENSION



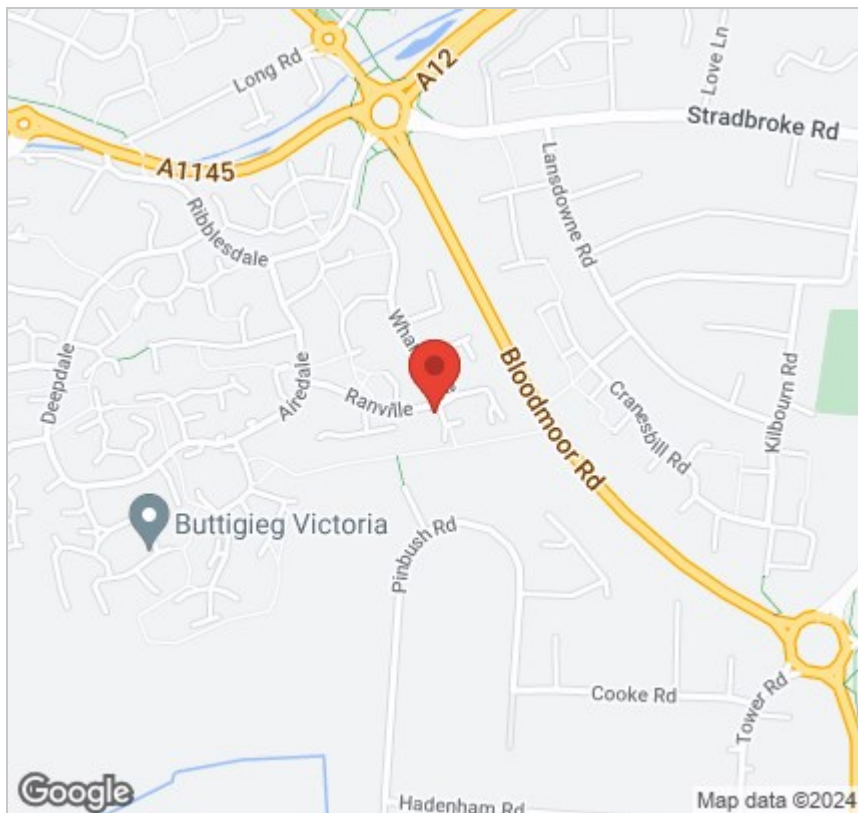
SITE PLAN



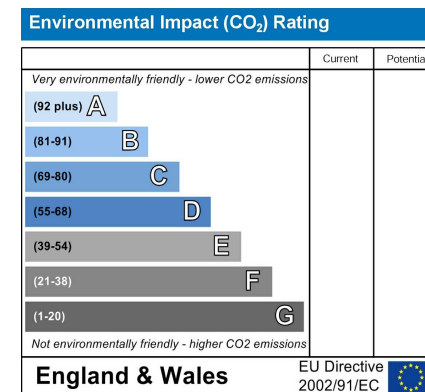
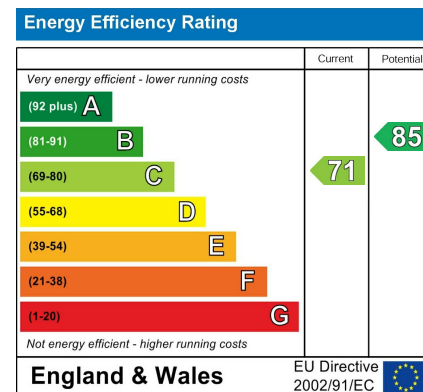
(Awaiting Floor Plan)



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.

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