

# HARDIMANS



**14 Rounces Lane**  
Carlton Colville, Lowestoft, NR33 8AJ  
Offers Over £200,000



## 14 Rounces Lane, Carlton Colville, Lowestoft, Suffolk, NR33 8AJ

'NO CHAIN' Excellent older style bungalow having been considerably improved and maintained to a high standard. the property is ideally located in a non estate position in the older part of Carlton Colville village.

The property has a good size lounge together with a large conservatory, which pleasantly overlooks the generous size gardens. The vendors have also refitted the kitchen and created a wet room. In addition, there is more than ample parking to the front. The property provides an ideal retirement home and an early viewing is highly recommended.

### COVERED ENTRANCE

upvc door to:-

### ENTRANCE HALL

access to roof void, high level cupboard with electric meters.

### BEDROOM 1

bay window with upvc double glazing, vertical blinds, double radiator.

### BEDROOM 2

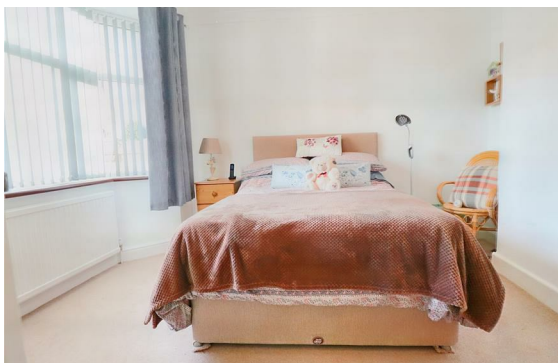
upvc double glazed window, vertical blinds, radiator.

### LIVING ROOM

with radiator, tv point, fitted cupboards, double doors to rear conservatory.

### KITCHEN

re-fitted in a range of cottage style units in a soft white finish, single drainer ceramic sink, hot and cold, stainless steel 4 burner gas hob, concealed filter hood, oven/grill, range of fitted wall cupboards, radiator, Vaillant gas combination boiler heating domestic hot water and radiator heating system, upvc double glazed window and door to rear garden.





### **CONSERVATORY**

with upvc double glazing, poly carbonate roof, fitted worktops with cupboard space, plumbing for automatic washing machine, radiator, double doors to rear garden.

### **SPACIOUS WET ROOM**

shower area with a Triton instant shower unit, vanity washbasin, low level wc, fully tiled walls, chrome towel rail/radiator, additional radiator, electric downflow heater, extractor fan, upvc opaque glazed window.

### **OUTSIDE**

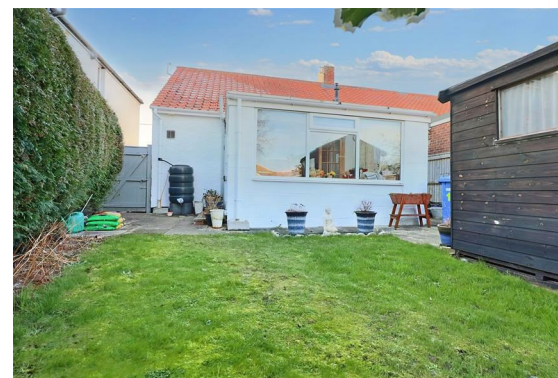
To the front, good size tarmac driveway providing ample car standing, well stocked flower and shrub borders, concrete post and timber fencing, external courtesy lighting. To the side, pathway and gate providing access to good size rear garden, laid to lawn, timber fencing and established hedgerows, 3 timber garden stores, aluminium framed greenhouse, rear gate providing pedestrian access.

### **COUNCIL TAX BAND**

B

### **NOTE:**

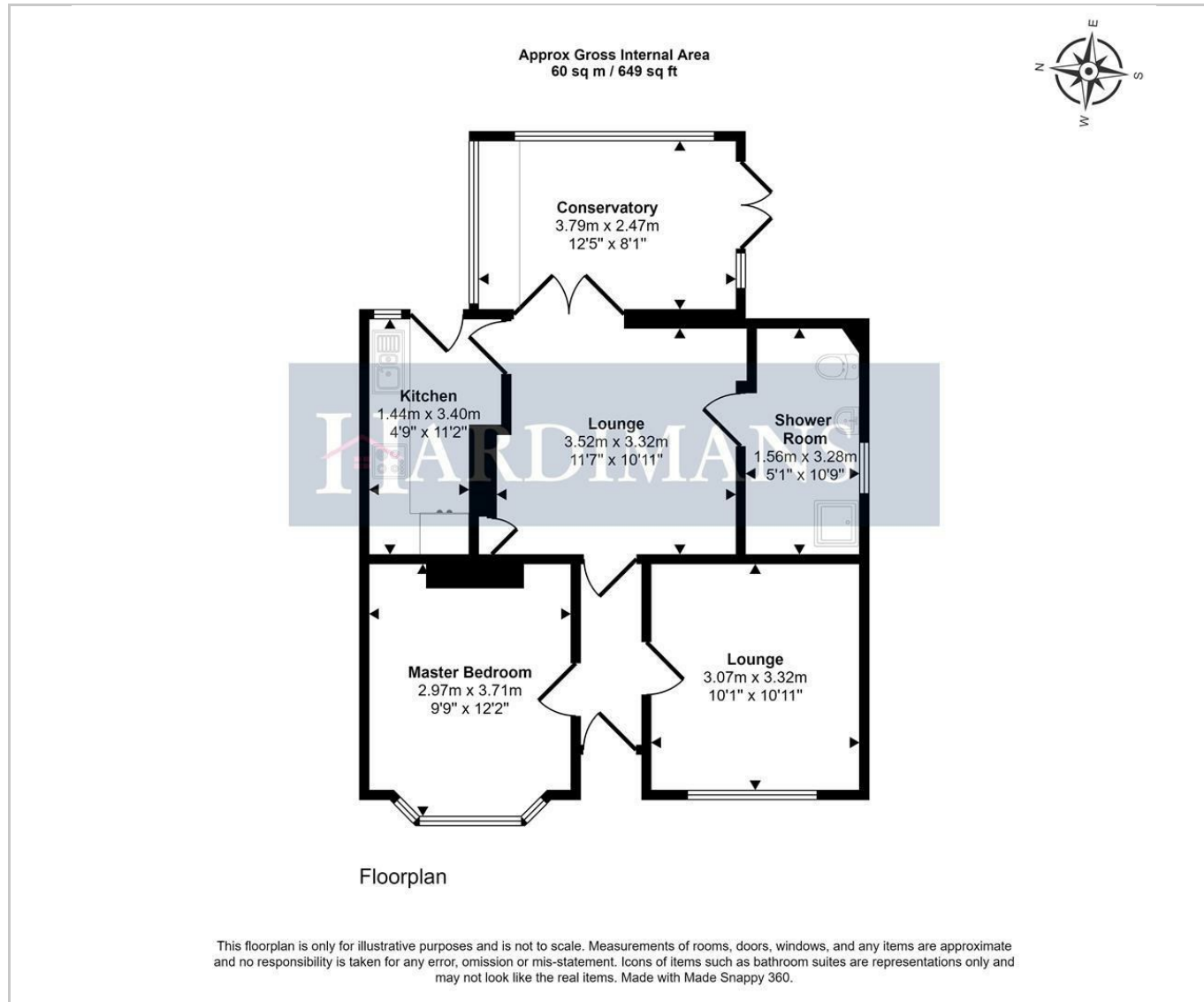
There are outside electric points by the conservatory door and an outside tap by the kitchen.



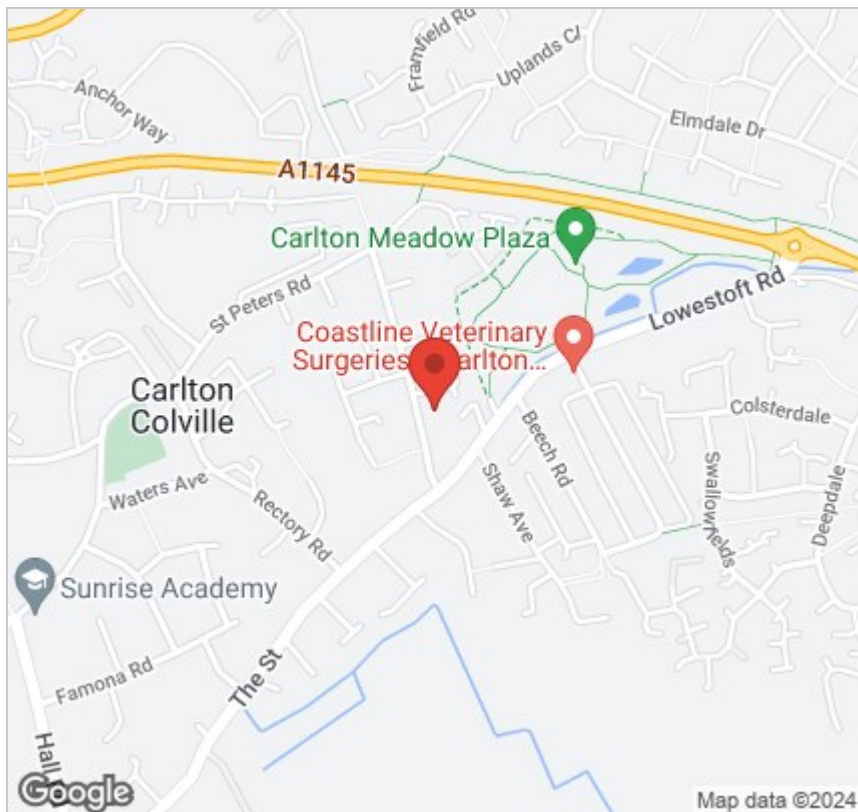




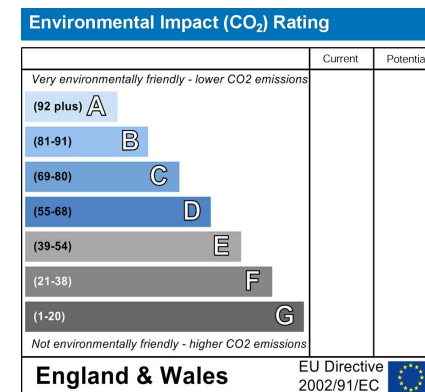
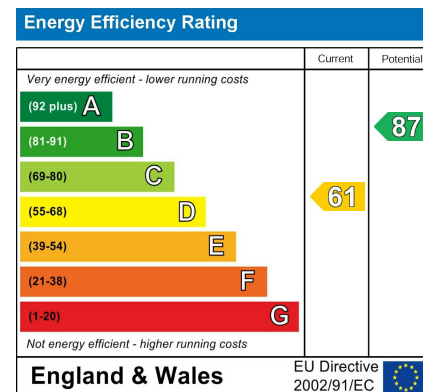
# Floor Plan



## 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.

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.



**134 London Road North, Lowestoft, Suffolk NR32 1HB**  
**Tel: 01502 515999**  
[www.hardimans.co.uk](http://www.hardimans.co.uk)      E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

