

# HARDIMANS



## 2 Meadowsweet Close

Carlton Colville, Lowestoft, NR33 8RS

Chain Free £390,000



## 2 Meadowsweet Close, Carlton Colville, Lowestoft, Suffolk, NR33 8RS

**LOCATION! LOCATION! LOCATION!**  
No Chain with this superb 4 bedroom house is ideally situated on the 'PARKLANDS' development in Carlton Colville, and provides an excellent family home with rooms of good proportion.

The property also has the benefit of a spacious lounge with patio doors, a separate dining room which opens into a large oak kitchen, and has both a utility & cloakroom. Upstairs, you will find 4 good size bedrooms, the master having an en-suite shower, and a refitted family bathroom.

Presented in immaculate condition, this property represents a fantastic opportunity to acquire a highly desirable home, in just the right area, and an early inspection is highly recommended.

### Light oak effect upvc double glazed door and side

### SPACIOUS ENTRANCE HALL

feature oak flooring, stairs to first floor, radiator, alarm control panel.

### SPACIOUS LOUNGE

with an attractive ornamental fireplace, 2 radiators, light oak upvc double glazed patio doors and windows.

### DINING ROOM

light oak upvc double glazed window, radiator, feature oak flooring, large opening to:-





### **KITCHEN**

fitted in a range of light oak fronted units, one and a half bowl stainless steel sink unit, 5 burner stainless steel gas hob, double stainless steel extractor canopy, double oven/grill, tiled splashbacks, fitted wall cupboards with under lighting, kick space with LED lighting and ceiling spot lights, radiator, light oak upvc double glazed window.

### **UTILITY**

fitted worktop, recess and plumbing for automatic washing machine and dishwasher, tiled splashback and wall cupboards, Worcester gas boiler heating domestic hot water and radiator heating system, tiled floor, upvc door to rear garden.

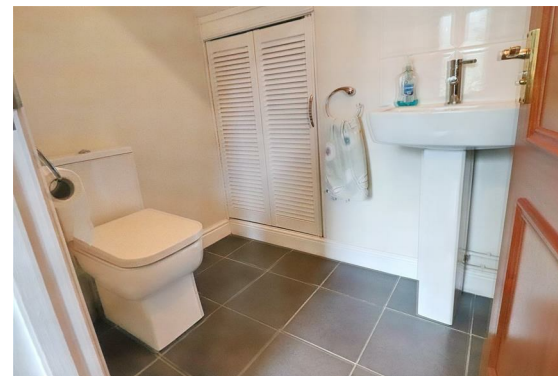
### **DOWNSTAIRS CLOAKROOM**

low level wc, pedestal washbasin, tiled splashbacks, radiator, extractor fan, fitted cupboard space.

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

### **MASTER BEDROOM**

with light oak upvc double glazing, radiator.



### EN SUITE SHOWER ROOM

corner Quadrant shower cubicle, Mira shower unit, low level wc, pedestal washbasin, tiled walls, built-in linen cupboard, chrome towel rail/radiator, light oak upvc double glazed window.



### BEDROOM 2

light oak upvc double glazed window, radiator, access to roof void.

### BEDROOM 3

light oak upvc double glazed window, radiator.

### BEDROOM 4

light oak upvc double glazed window, radiator.



### FAMILY BATHROOM

fitted in a white suite, cased bath, hot and cold shower mixer, vanity washbasin, fitted cabinets, low level wc with concealed cistern, part tiled walls, chrome towel rail/radiator, light oak upvc opaque glazed window.



### OUTSIDE

To the front, easy maintenance gravelled gardens, Laurel hedgerow. To the side, double width concrete driveway leading to detached garage. To the rear, enclosed and private gardens laid mainly to lawn with concrete posts and timber fencing, good size brick pavier patio and pathways, external water tap and courtesy lighting.





### **DETACHED GARAGE**

16'11" x 8'6" (5.18 x 2.60)

of brick and tile construction, high level roof storage space, power and light on a fused supply, roller door and light oak upvc personal door.

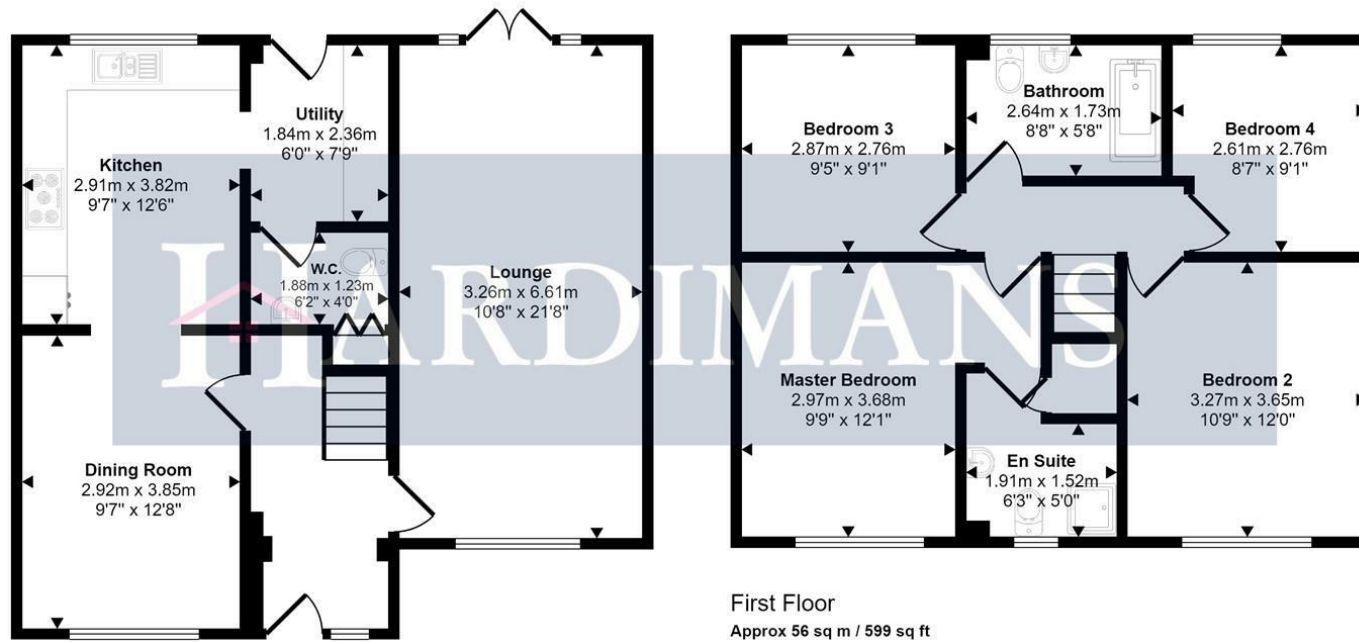
### **COUNCIL TAX BAND**

E



# Floor Plan

Approx Gross Internal Area  
116 sq m / 1254 sq ft



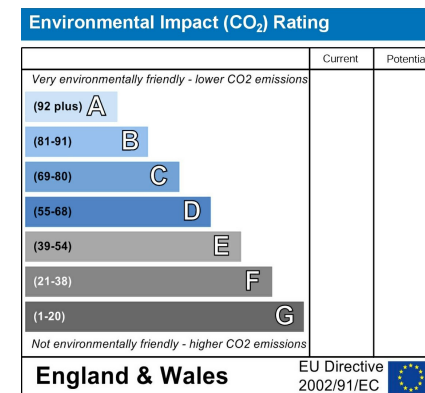
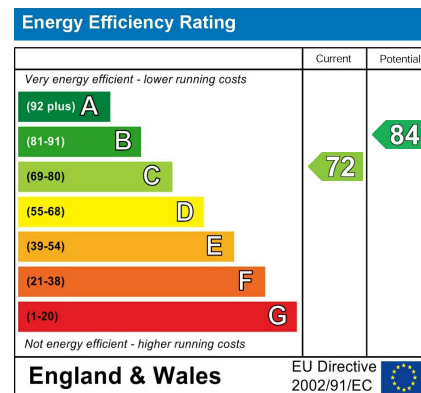
Ground Floor  
Approx 61 sq m / 655 sq ft

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.



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)

