

HARDIMANS



11 Fordson Way

Carlton Colville, Lowestoft, NR33 8GN

£340,000



**11 Fordson Way, Carlton
Colville, Lowestoft, Suffolk,
NR33 8GN**

Fantastic executive bungalow forming part of a small and select development of similar properties, and being within 100 meters of a lovely park providing a great space to walk the dog or just relax. This particularly attractive bungalow is one of the best and larger style designs and provides very comfortable accommodation. It is also located on a corner plot enclosed by a high level brick wall, creating a superb private garden area to sit out and enjoy.

The bungalow has a generous size lounge with double doors leading to the dining room which itself has patio doors to the garden. There are 3 good size bedrooms with the main having an en-suite shower.

The property also has a double garage with more than ample parking, which just adds to the overall appeal. This is definitely an opportunity not to be missed and an early viewing is an absolute must.

COVERED ENTRANCE

double glazed door and side window to:-

**PARTICULARLY SPACIOUS
ENTRANCE HALL**

with access to roof void, radiator, telephone point, 2 built-in airing cupboards housing a boiler mate hot water storage tank, slatted shelving, built-in cloaks cupboard with electric meters and fuse box.





PARTICULARLY GENEROUS SIZE LOUNGE

with square bay window and side window both with upvc double glazing, ornamental fireplace, 2 radiators, double doors to:-

DINING ROOM

with upvc french doors to rear patio and garden, radiator.

KITCHEN

fitted in a range of base and wall units, one and a half bowl sink unit, recess and plumbing for automatic washing machine, 4 burner gas hob, double oven/grill, ornamental extractor canopy, tiled splashbacks, Glow Worm gas boiler heating domestic hot water and radiator heating system, radiator, upvc double glazed window overlooking the rear garden and door.



MASTER BEDROOM

upvc double glazed window overlooking the rear garden, radiator, built-in wardrobe cupboard.

EN SUITE SHOWER ROOM

shower cubicle with a thermostatic shower unit, pedestal washbasin, low level wc, radiator, extractor fan, upvc opaque glazed window.



BEDROOM 2

upvc double glazed window overlooking the front garden, radiator, built-in wardrobe cupboard.

BEDROOM 3

upvc double glazed window overlooking the front garden, radiator.

BATHROOM

comprising a cased bath, low level wc, pedestal washbasin, tiled splashback, radiator, extractor fan, upvc opaque glazed window.

OUTSIDE

The property is situated on a good size corner plot, to the front and side with established low level hedging, lawned areas, paved pathway. To the rear, fully enclosed gardens with brick retaining walls and timber fencing laid mainly to lawn with paved patio and pathways, timber summer house, greenhouse. To the side, additional shed and gate.

DOUBLE DETACHED GARAGE

17'8" x 17'4" (5.41 x 5.29)

of brick and slate construction, with ample power and light on a fused supply, high level roof storage space, 2 up and over doors. To the front of the garage is 2 further car parking spaces.

COUNCIL TAX BAND

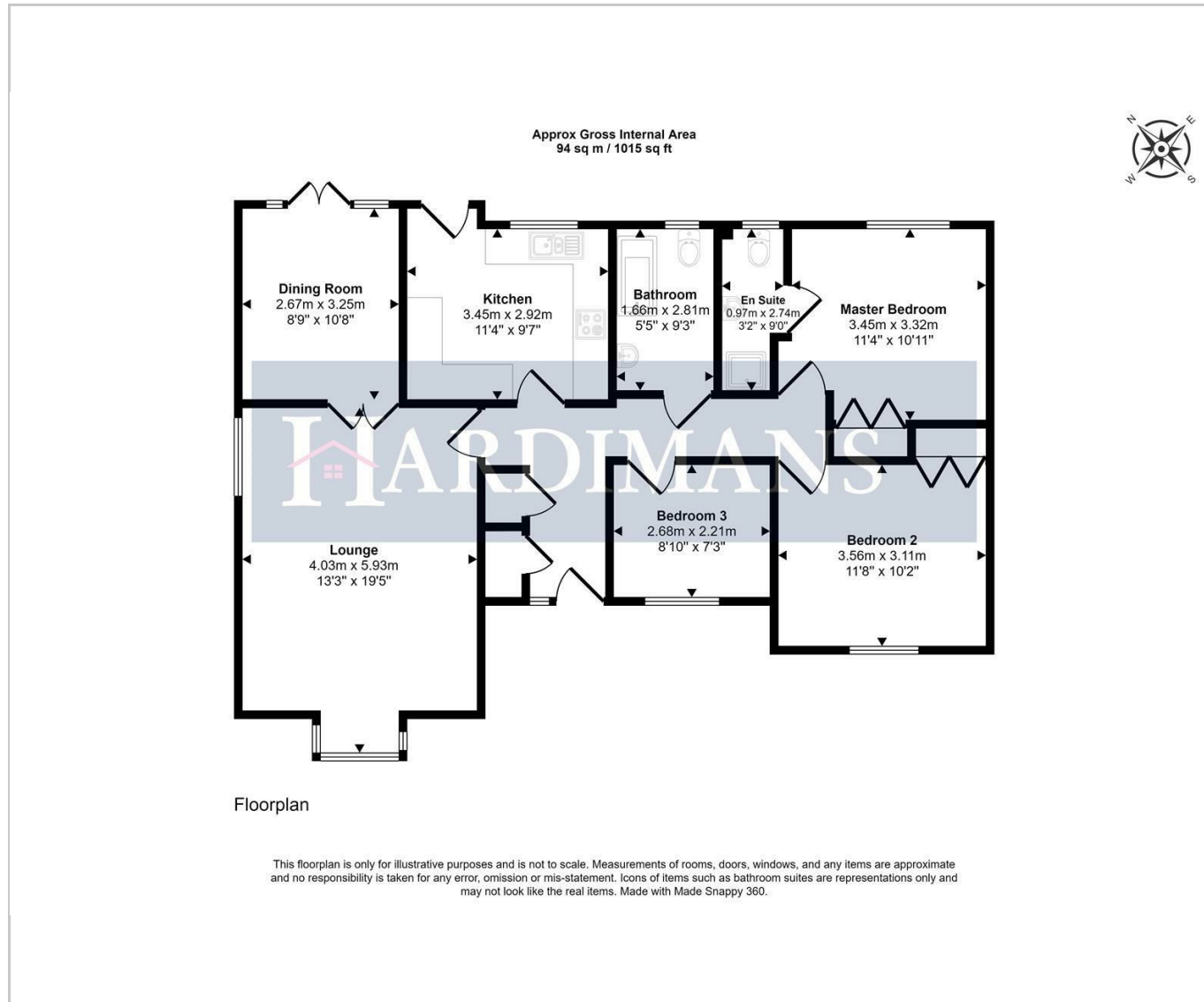
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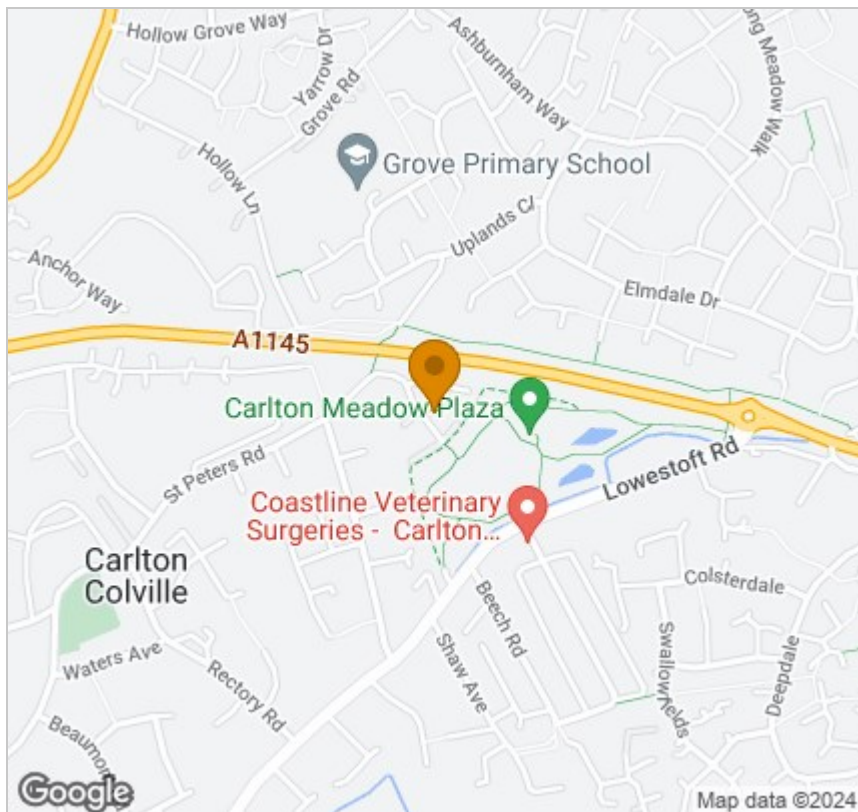




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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