

HARDIMANS



Garden House, 94 The Street
Carlton Colville, Lowestoft, NR33 8JR
Guide Price £470,000



Garden House, 94 The Street, Carlton Colville, Lowestoft, Suffolk, NR33 8JR

Beautiful character cottage thought to date back to the mid 17th century, located on the edge of Carlton Colville village pleasantly overlooking farmland. The cottage has oodles of charm and character with beams and attractive fireplaces, and offers a very comfortable and unique home. The property is situated on a good size plot, and there is also a range of barns/outbuildings together with a garden room which offers fantastic potential to create a good size self contained annexe (plans on details). We are informed the vendor has applied for a 'pre-application' which has received a favourable response, subject to some minor alterations.

This gorgeous home presents a wonderful opportunity to acquire a 'one off' property with so much potential, that an early viewing is essential to fully appreciate.

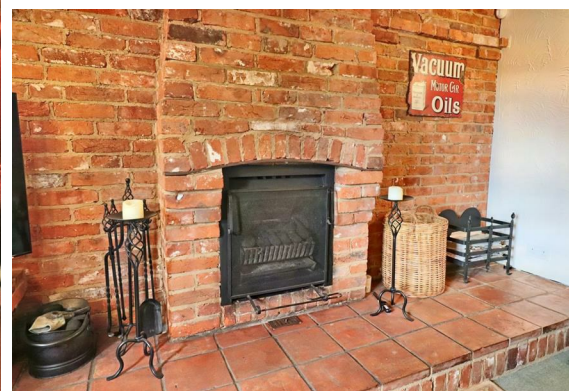
Hardwood entrance door with feature colour leaded

ENTRANCE HALL

tiled floor, stairs to first floor, built-in cloaks cupboard, also with gas meters, high level cupboard with fuse box.

LOUNGE

with double glazed window, feature brick fireplace with Jet Master Smokeless fuel wood burner, beamed ceiling, double radiator.





DINING ROOM

double glazed window, double radiator, attractive ornamental remote controlled electric coal effect fire with a gas point adjacent, beamed ceiling.

KITCHEN

fitted in a range of Bespoke units, solid oak doors, feature marble worktops, double sink unit, Neff 4 burner gas hob, double oven/grill, tiled floor, double glazed window and rear door, beamed ceiling, double radiator.

UTILITY

with a matching range of Bespoke units, solid oak doors, feature marble worktops, recess and plumbing for automatic washing machine and dishwasher, tiled floor, double radiator, Worcester gas boiler heating domestic hot water and radiator heating system, double glazed window, walk-in pantry cupboard with tiled floor, separated by wall to hall cupboard, fitted wall shelving, space for upright fridge freezer.



STAIRS TO FIRST FLOOR AND LANDING

double glazed window, radiator.



MASTER BEDROOM

double glazed window, 2 double fitted wardrobe cupboards, centre vanity space and cupboards, double radiator.



BEDROOM 2

double glazed window, extensive fitted wardrobe cupboards, oak doors, double radiator.

EN SUITE SHOWER ROOM

shower cubicle, vanity washbasin, double glazed window, radiator.

BEDROOM 3

double glazed window, double radiator, built-in wardrobe cupboard also having radiator, access to roof void.

FAMILY BATHROOM

cased bath, hot and cold shower mixer, low level wc, bidet, hot and cold, vanity washbasin, part tiled walls, double radiator, sealed unit double glazed window, airing cupboard housing a foam lagged copper cylinder.





OUTSIDE

To the front, attractive gardens with low level brick retaining walls and fencing, ornamental trees, heathers, shrubs and gravelled pathways, external courtesy lighting, side gravelled driveway, double wrought iron gates. To the rear, good size gravelled driveway providing ample car standing and turning areas, well stocked flower and shrub borders, further garden area with vegetable plots, gravelled patios, additional patio, summer house, timber garden store, well stocked flower and shrub borders.

OFFICE (INTEGRAL TO THE PROPERTY)

External access.

WOOD STORE /COAL HOLE

EXTERNAL WC

with high level suite.

GARAGE

with remote control roller door, 2 further store rooms.

ADJOINING GARDEN ROOM

with tiled floor, 2 sets of double doors.



ANNEXE

The vendor has plans for the conversion of the outbuildings and garden room to create a superb self contained annexe. The vendor informs us a 'pre-application' has been submitted, and a favourable response received. Should this be of interest to you, then we would recommend making your own enquiries with the planning department.

NOTE:

The property also has a small strip of land to the side and rear of the out buildings.

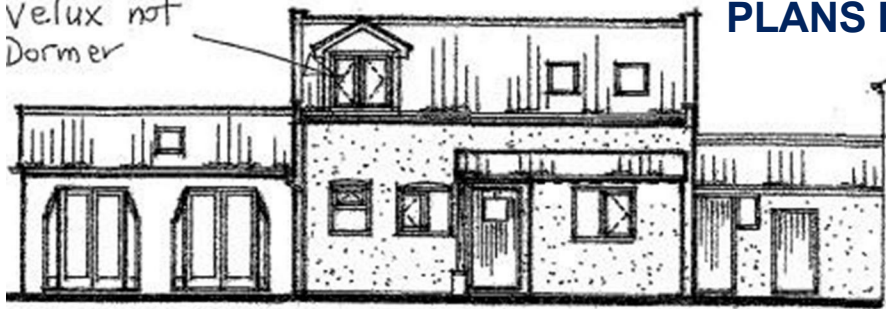
COUNCIL TAX BAND

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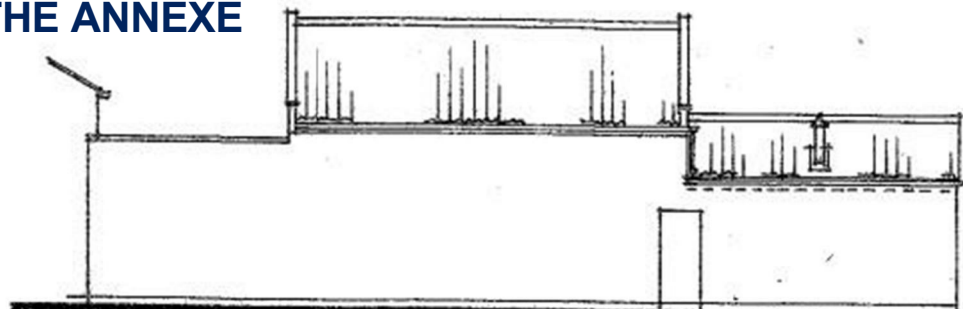


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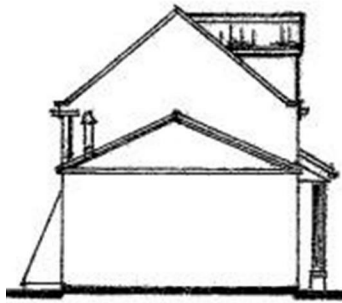
PLANS FOR THE ANNEXE



West Elevation



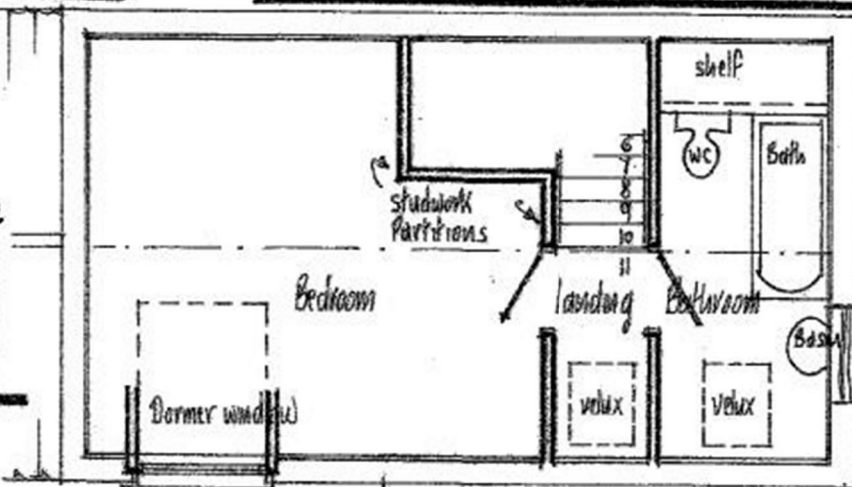
East Elevation



North Elevation



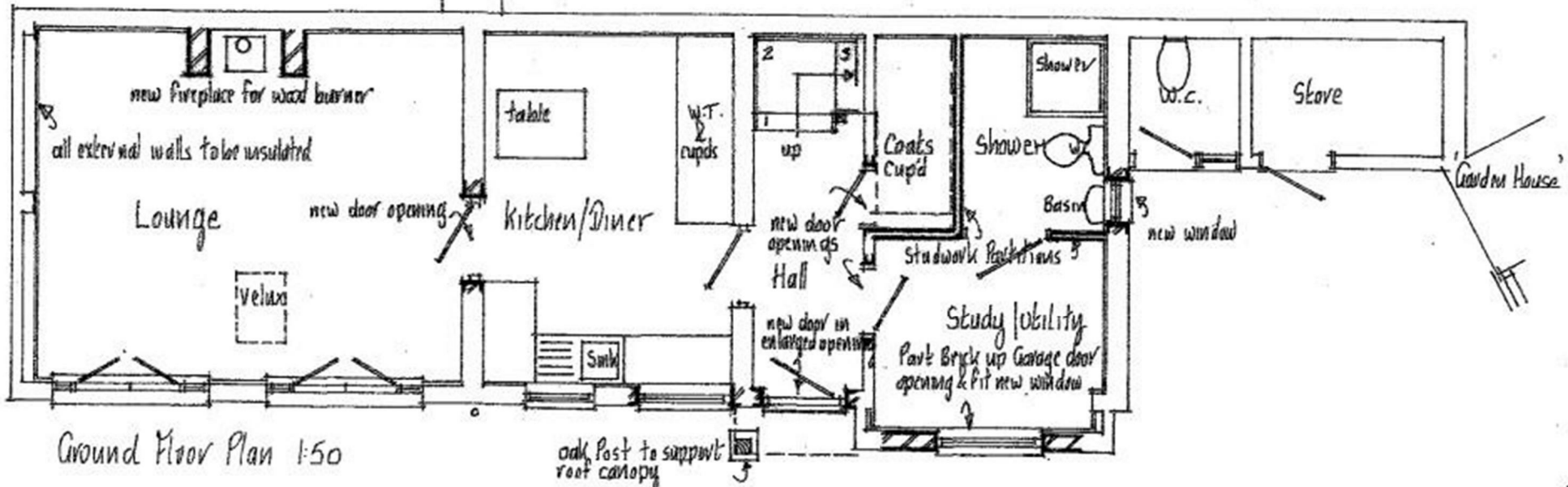
South Elevation



First Floor Plan

Escape window
Required

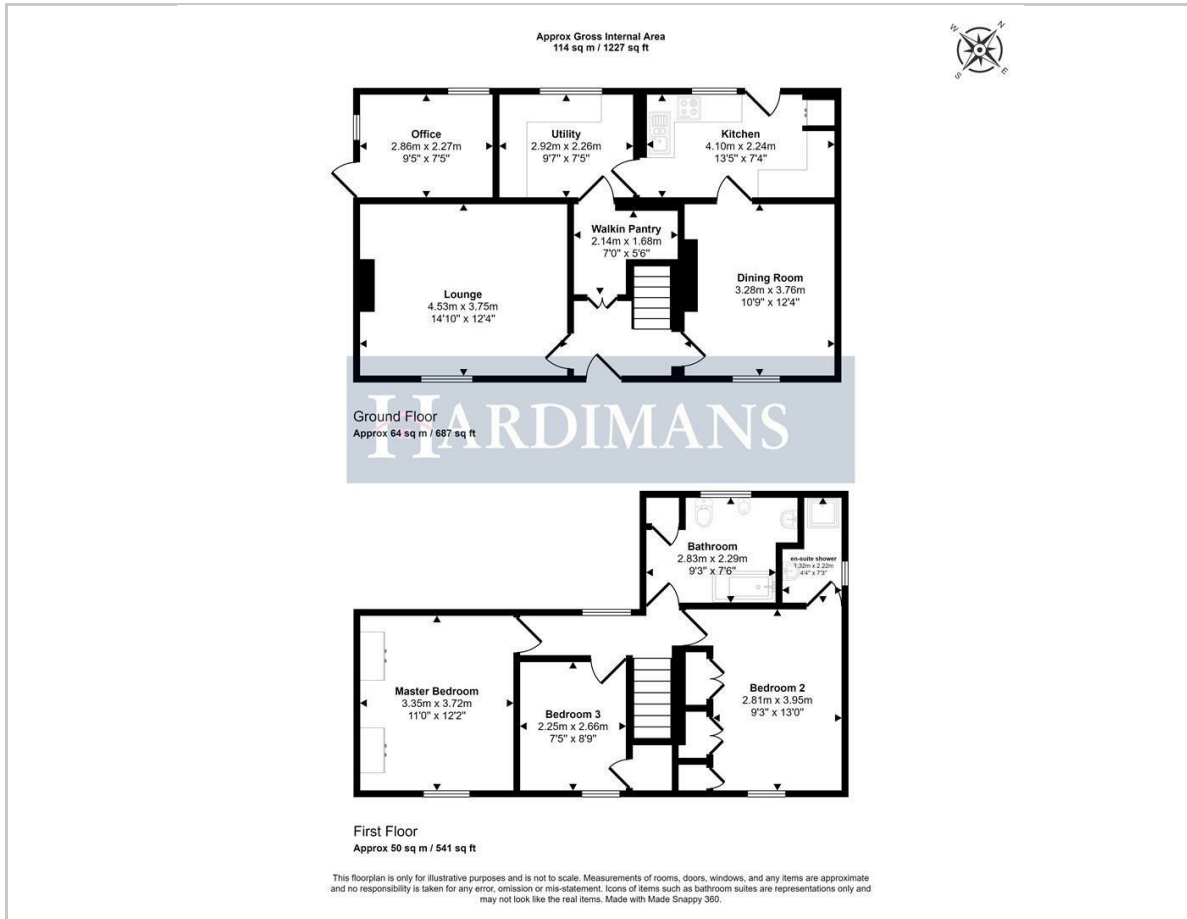
'Garden House'
94 The Street Carlton Colville
Conversion of out buildings
to Granny Annexe.
Scales: 1:50, 1:100.
Dwg. No 94-T.S.CC/2



Ground Floor Plan 1:50

oak post to support
roof canopy

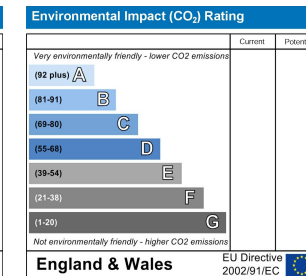
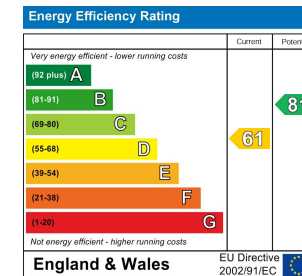
Floor Plan



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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