

HARDIMANS



5 Rochdale

Carlton Colville, Lowestoft, NR33 8TF

Guide Price £290,000



5 Rochdale, Carlton Colville, Lowestoft, Suffolk, NR33 8TF

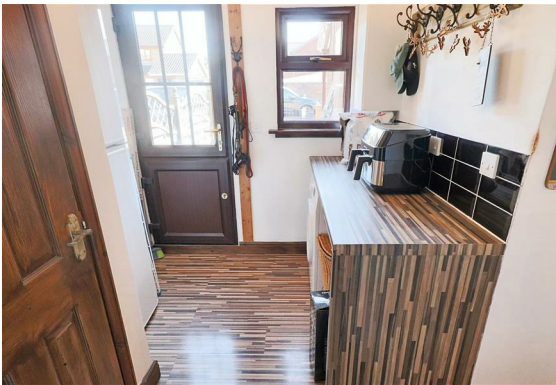
Considerably improved semi-detached house located in a quiet cul de sac position on a modern development in Carlton Colville, Lowestoft. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, bathroom and cloaks room, there is ample space for everyone to enjoy.

One of the highlights of this property is the lovely open-plan kitchen conservatory, where you can enjoy natural light while preparing meals or simply unwind with a cup of tea. The excellent bar and entertainment room provide the perfect setting for hosting gatherings and creating lasting memories with loved ones.

Additionally, the side utility extension offers convenience and extra storage space for your belongings. The easy-to-maintain gardens are ideal for those who appreciate outdoor spaces but prefer low upkeep. The oak effect flooring throughout the main ground floor rooms, adds a touch of elegance and warmth to the property.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer.

Mahogany upvc double glazed door to:-





ENTRANCE HALL

with laminate flooring and matching walls.



DOWNSTAIRS CLOAKROOM

low level wc, washbasin, hot and cold, mahogany upvc opaque glazed window.



LOUNGE

with stairs to first floor, mahogany effect upvc double glazed window, double radiator, laminate flooring, large arched opening to:-

KITCHEN

fitted in a range of white high gloss fronted units, one and a half bowl sink unit, 4 burner stainless steel gas hob, stainless steel extractor canopy, oven/grill, radiator, breakfast bar, tiled splashbacks and wall cupboards, 2 large openings to:-



CONSERVATORY/LIVING ROOM

with mahogany effect upvc double glazing, double doors to rear garden, 2 radiators, poly carbonate roof, laminate flooring, 2 openings to:-



FEATURE BAR/ENTERTAINMENTS ROOM

fitted bar area, ornamental cladding to dado rail, 2 radiators, beamed ceiling.

UTILITY

fitted worktop, recess and plumbing for automatic washing machine, space for upright fridge freezer, built-in store cupboard, mahogany effect upvc split door providing additional front access, door connecting to bar/entertainments room.



STAIRS TO FIRST FLOOR AND LANDING

mahogany effect upvc double glazed window, access to roof void, built-in linen cupboard.



BEDROOM 1

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



BEDROOM 2

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

BEDROOM 3

mahogany effect upvc double glazed window, radiator, beamed ceiling.

BATHROOM

comprising a white suite, cased bath, hot and cold, Mira instant shower unit, pedestal washbasin, low level wc, tiled walls and floor, chrome towel rail/radiator, mahogany effect upvc opaque glazed window.





OUTSIDE

To the front, easy maintenance gardens with astro turf, brick retaining walls with attractive black railings, matching double gates to tarmac driveway, ornamental Yucca plants. To the rear, enclosed and private rear gardens with easy maintenance astro turf lawn, large timber decked patio area, timber garden store.

NOTE:

The white back panels have been finished in fibreglass to replicate a render finish and will provide many years use.

COUNCIL TAX BAND

B

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

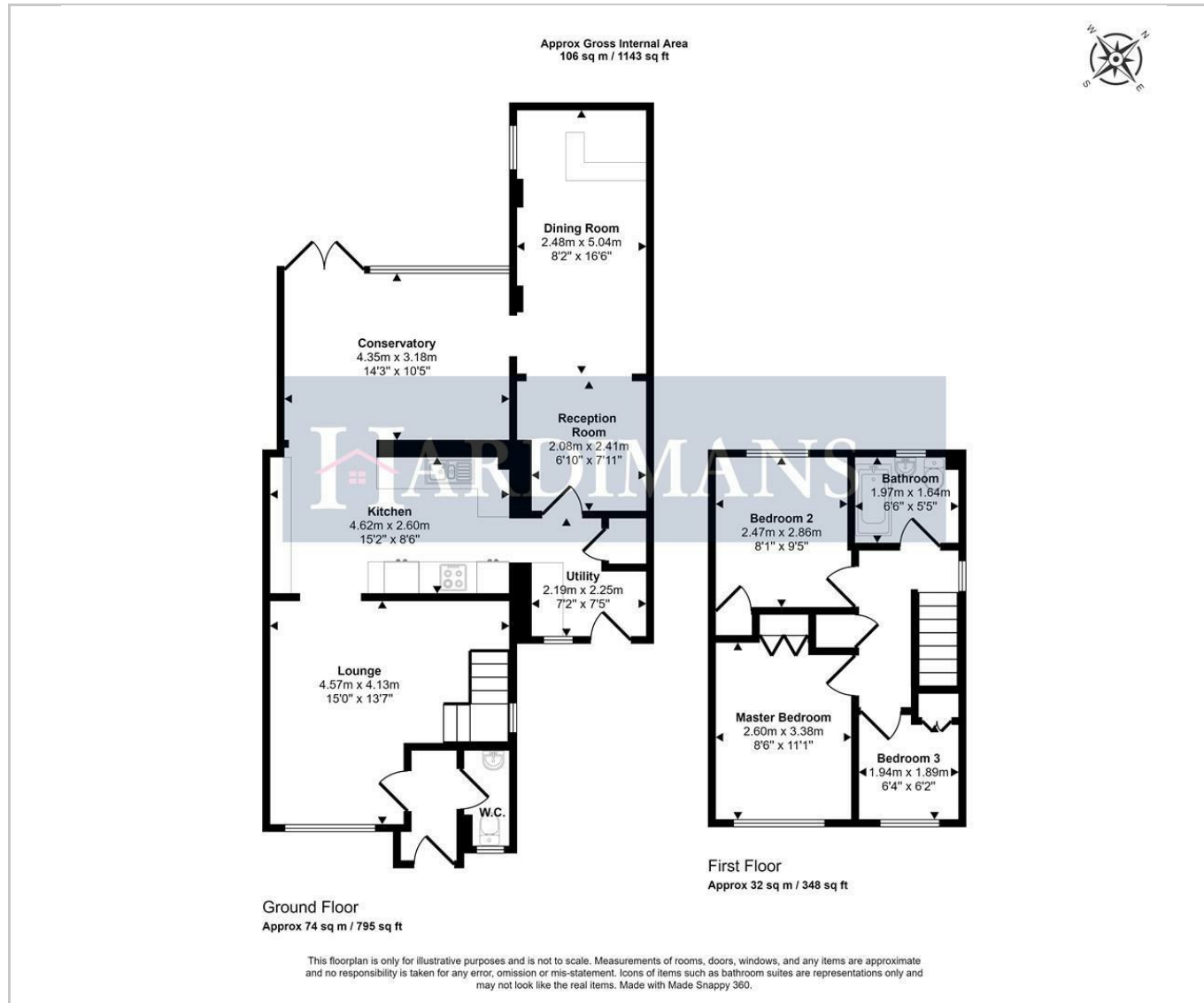
Flood Risk Info: Very low

* Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps

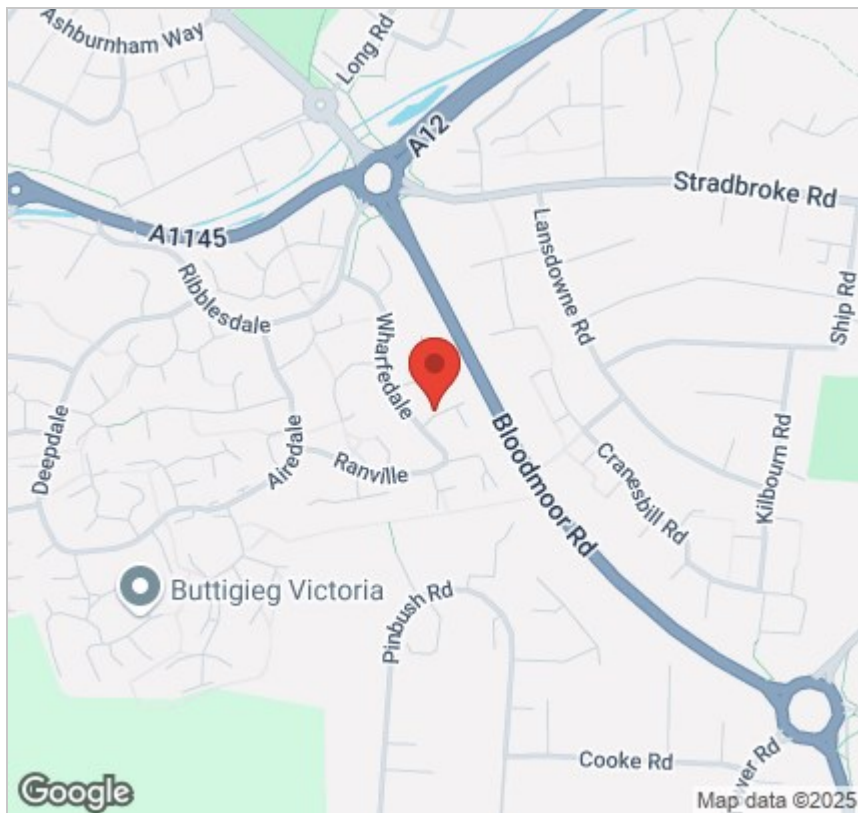
* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

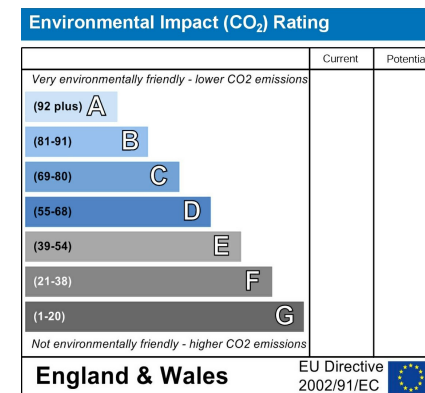
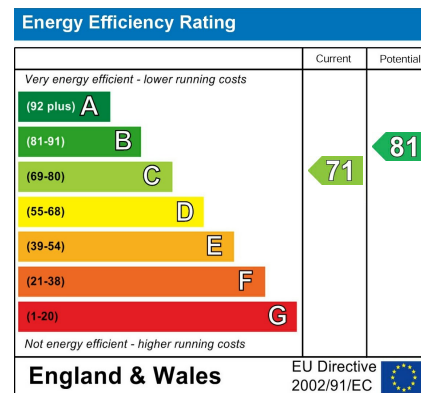
Floor Plan



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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134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

