

HARDIMANS



4 Peak Dale

Carlton Colville, Lowestoft, NR33 8UZ

£260,000



4 Peak Dale, Carlton Colville, Lowestoft, Suffolk, NR33 8UZ

Located in the charming area of Peak Dale, Lowestoft, this attractive semi-detached townhouse presents an exceptional opportunity for those seeking a delightful family home. Boasting three well-proportioned bedrooms, this property is designed with both comfort and style in mind.

Upon entering, you are welcomed into a superb lounge diner, a perfect space for relaxation and entertaining guests. The property is also equipped with a gas boiler installed in 2015, together with easy maintenance Upvc double glazing (2008) & fascia boards (2010).

The property is further enhanced by particularly attractive rear gardens, which feature a lovely circular lawn and a hidden pergola and summer house, providing an inviting outdoor retreat for family gatherings or quiet moments of reflection. There is also a good size garage of Brick & tile construction. There are excellent amenities located nearby with a local convenience store only hundred yards away. Main facilities can be found at the main town centre, and an out of town retail park (Gateway Retail Park), is about 1 mile distant.

This thoughtfully designed townhouse is not just a house; it is a place where memories can be made. With its prime location and appealing features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this wonderful property your new home.

UPVC double glazed door to:-





ENTRANCE HALL

with stairs to first floor, wood effect flooring, radiator.



DOWNSTAIRS CLOAKROOM

low level wc, pedestal washbasin, wood effect flooring, radiator, upvc opaque glazed window.



KITCHEN/BREAKFAST ROOM

fitted in a range of light oak fronted units, single drainer sink, recess and plumbing for automatic washing machine, 4 burner gas hob, double oven/grill, filter hood over, cupboard containing a Worcester gas combination boiler heating domestic hot water and radiator heating system, space for upright fridge freezer, breakfast bar and matching stools.

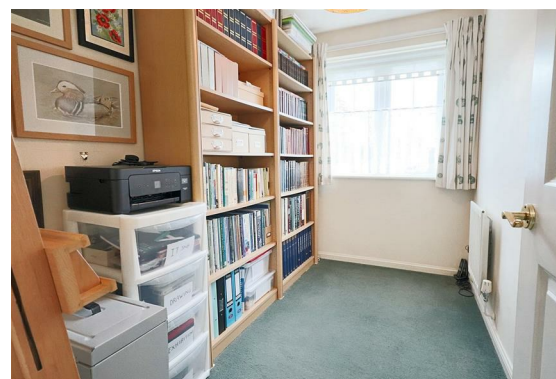
PARTICULARLY SPACIOUS LOUNGE/DINER

attractive ornamental stone fireplace with electric coal effect fire, wood effect flooring, 2 radiators, tv point, ornamental ceiling rose, understairs store cupboard with shelving and hanging space, upvc double glazed window and matching sliding patio doors to rear patio and garden, localised switch to control external power point.



STAIRS TO FIRST FLOOR AND LANDING

access to fully insulated loft space with boarding and lighting.



MASTER BEDROOM

with 2 windows, upvc double glazing, radiator, tv point, ornamental ceiling rose, built-in wardrobe cupboard.

EN SUITE SHOWER ROOM

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

BEDROOM 2

upvc double glazed window, radiator, tv point, fitted wardrobe cupboard.

BEDROOM 3/OFFICE

upvc double glazed window, radiator, fitted cupboard.

BATHROOM

cased bath, hot and cold, shower mixer, pedestal washbasin, low level wc, part tiled walls, radiator, extractor fan, upvc opaque glazed window.

OUTSIDE

The property is situated on a corner plot. To the front, easy maintenance paved area, low level privet box hedging, courtesy lighting, concealed water tap and gas meter. To the side, small lawned strip, further box hedging. Note: The property has a single garage of brick and tile construction in a nearby block with metal shelving, partially boarded for roof storage, up and over door, additional car standing to the front. To the rear, particularly attractive landscaped gardens with a feature circular lawn with brick edgings, well stocked flower and shrub borders, Indian Sandstone paved patio, towards the end of the garden is a further secret patio with ornamental garden pond, small pergola and timber summer house. To the side of the property is a large timber garden store with power and light, work bench, shelving, ideal for storage. There is also a side gate providing pedestrian access.

TENURE

Freehold



COUNCIL TAX BAND

B

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very Low

* Broadband: FTTP Ultrafast 10000mbps

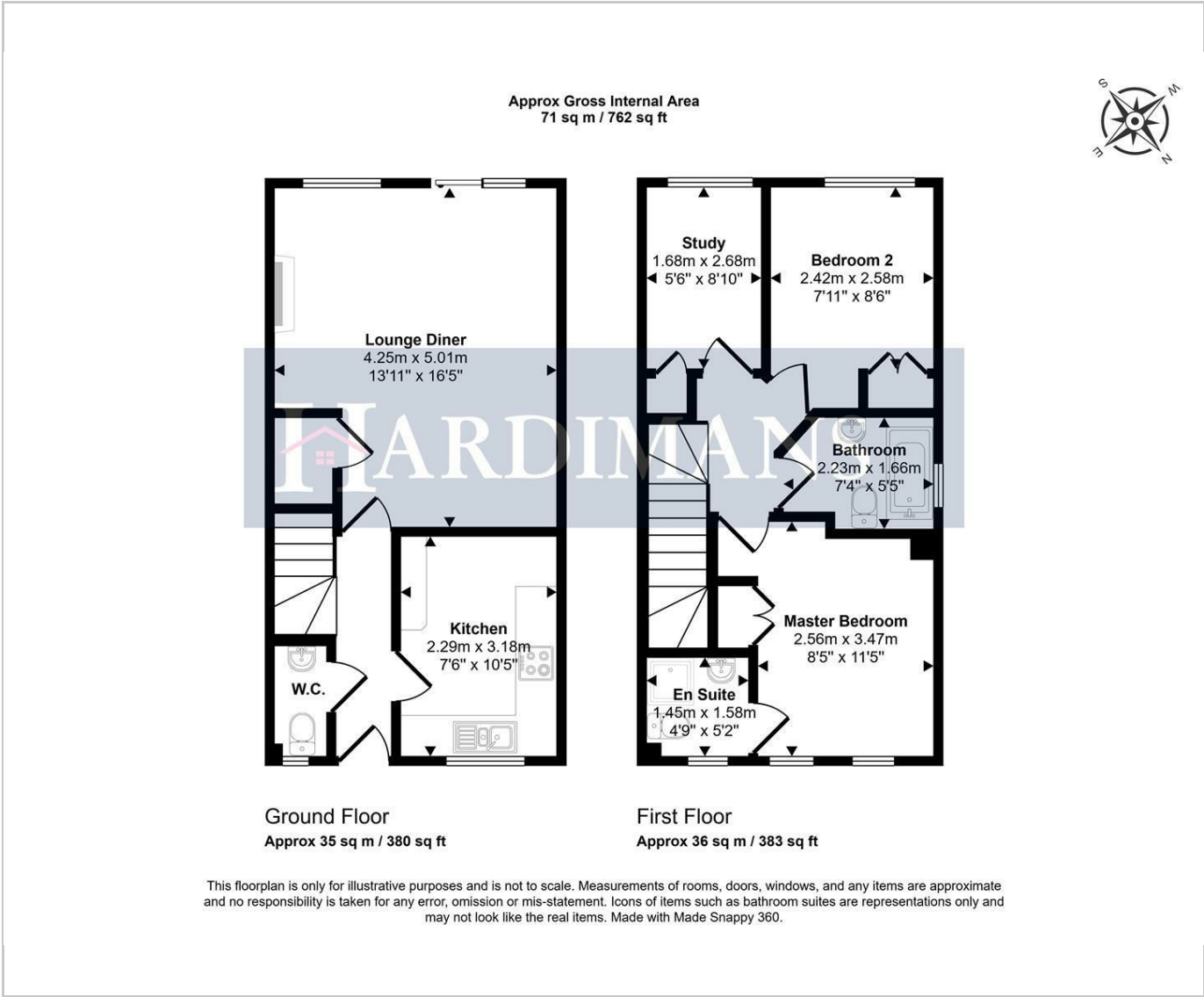
* Mobile: EE, 02, VODAFONE, THREE

ALL LIKELY

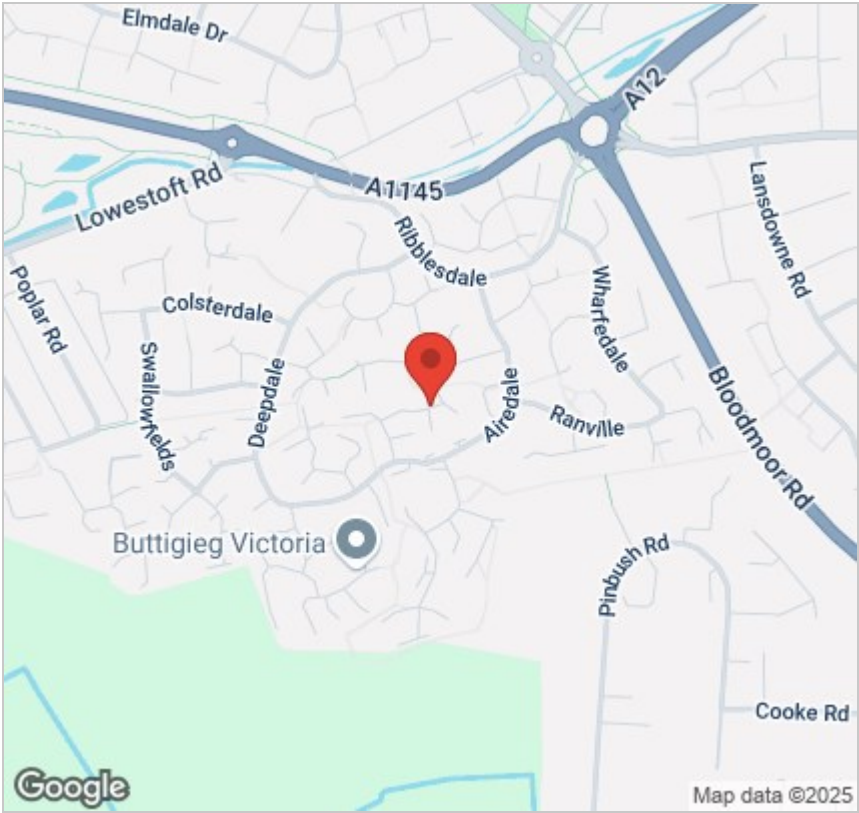
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



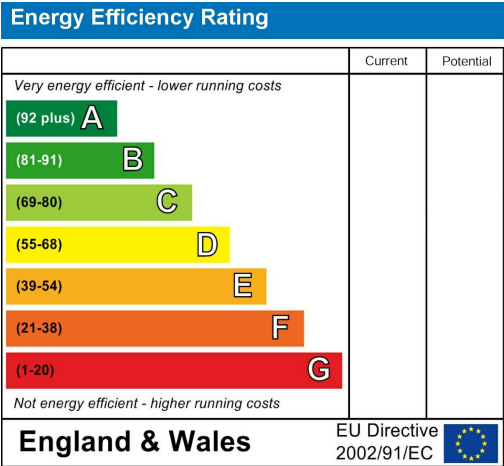
Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Ombudsman

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