

HARDIMANS



45 Rushton Drive

Carlton Colville, Lowestoft, NR33 8GB

Guide Price £230,000



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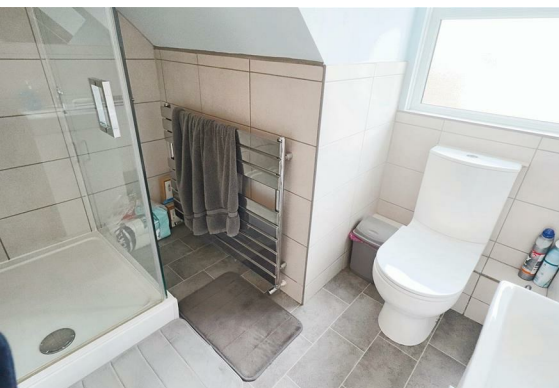
Located on an established and popular residential development in Carlton Colville, Lowestoft, this splendid three-storey family home on Rushton Drive offers an exceptional living experience. The property boasts a remarkable extended sun lounge, which has a vaulted ceiling and underfloor heating perfect for enjoying the natural light and warmth throughout the year.

The house features superb family accommodation, providing ample room for both comfort and functionality. Each level of the home is thoughtfully designed to cater to the needs of modern family life. The refitted kitchen is a highlight, showcasing contemporary finishes in an attractive range of light grey units, making it a delightful space for culinary enthusiasts.

Additionally, the property includes 3 good size bedrooms, a refitted shower room and an ensuite shower, adding a touch of luxury and convenience to the master bedroom. This feature ensures privacy and ease for the occupants, enhancing the overall appeal of the home.

The property also has the benefit of gas radiator heating with a refitted boiler(2019), controlled with a Wi-Fi hive system. Outside you will find easy maintenance gardens and a brick garage with remote controlled roller door.





Double glazed door to:-

ENTRANCE HALL

stairs to first floor, cupboard space under, radiator.

DOWNSTAIRS CLOAKROOM

low level wc, washbasin, hot and cold, tiled splashback, radiator, extractor.

RE-FITTED KITCHEN

fitted in a range of attractive light grey high gloss fronted units, single drainer sink unit, recess and plumbing for automatic washing machine, Zanussi induction hob, matching hob and oven below, stainless steel extractor over, tiled splashback, range of fitted wall cupboards with under lighting, cupboard containing a Vokera gas combination boiler, radiator, upvc double glazed window.

LOUNGE

good size living room with radiator, upvc double glazed door and side window to:-

FEATURE EXTENDED SUN LOUNGE

with vaulted ceiling and solid roof providing all year round use, extensive upvc glazing and double doors to rear patio and garden, tiled floor and inset ceiling spot lighting.



STAIRS TO FIRST FLOOR AND LANDING

radiator, upvc double glazed window.

BEDROOM 2

2 windows with upvc double glazing, vertical blinds, radiator.

BEDROOM 3

upvc double glazed window, radiator.

MODERN FITTED WET ROOM

with tiled walls, moulded shower floor, thermostatic shower unit, low level wc, washbasin, radiator, extractor fan, upvc window.

STAIRS TO SECOND FLOOR AND LANDING

built-in store cupboard.

MASTER BEDROOM

with dormer window, radiator, access to roof eaves storage space, built-in wardrobe cupboard.

EN SUITE SHOWER ROOM

shower cubicle with a thermostatic shower unit, low level wc, vanity washbasin, part tiled walls, chrome towel rail/radiator, extractor fan, upvc window.





OUTSIDE

The property has the benefit of a double width brick pavier driveway providing more than ample car standing. To the rear, single garage, enclosed easy maintenance gardens with astro turf and paved patio, concrete posts and timber fencing.

SINGLE GARAGE

of brick and tile construction, remote control roller door, power and light. Note: The rear part of the garage has been converted to form a useful office space.

TENURE

Freehold

COUNCIL TAX BAND

B

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

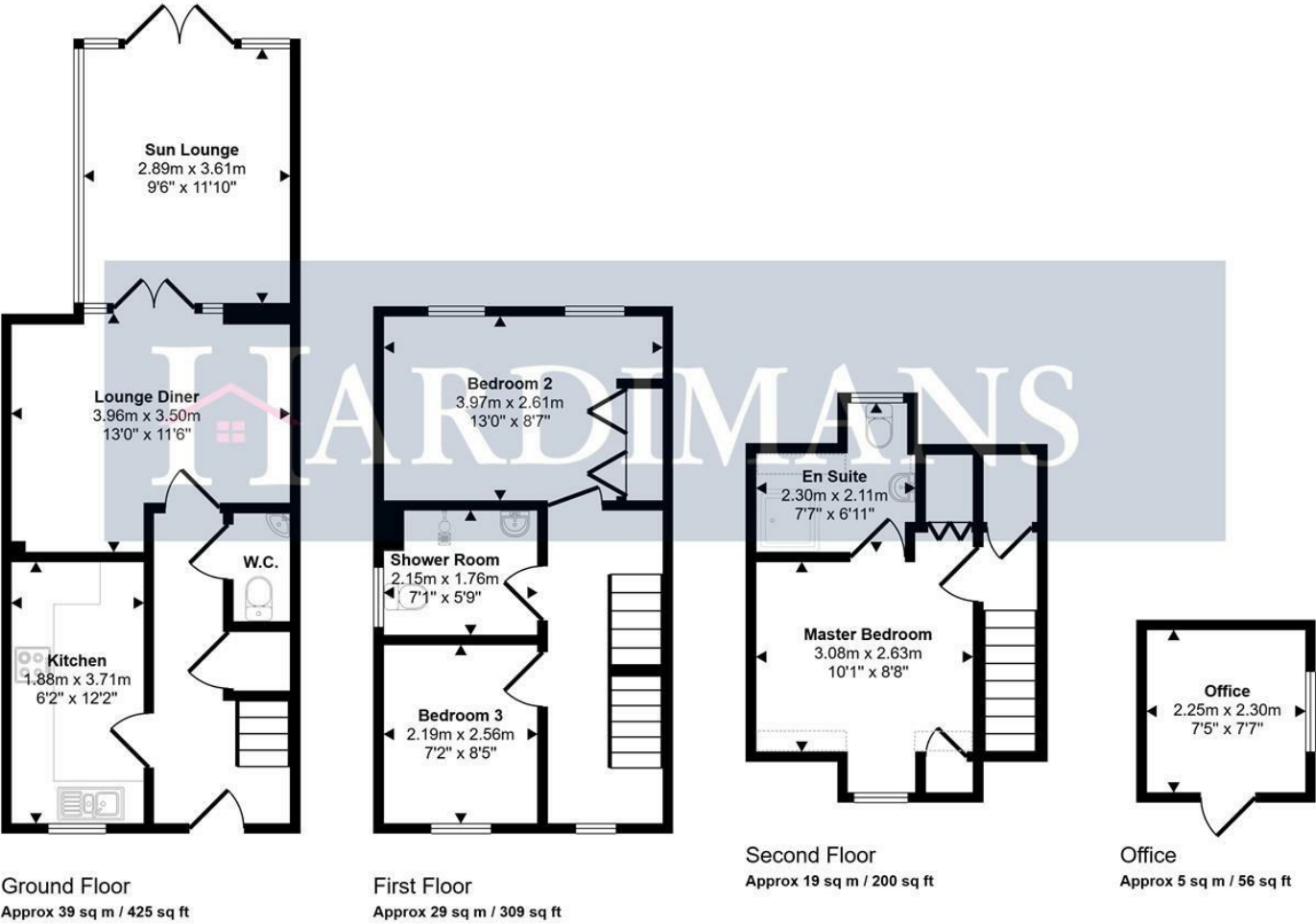
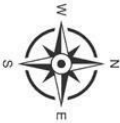
* Broadband: Cable (could achieve Ultrafast download and upload speeds of 10000mbps)

* Mobile: Good signal and coverage everywhere at the property. (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

Approx Gross Internal Area
92 sq m / 989 sq ft



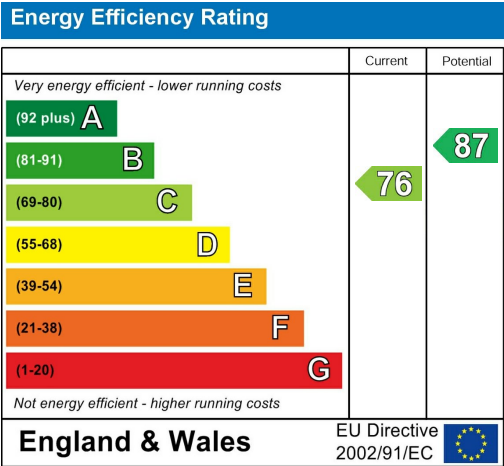
Denotes head height below 1.5m

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

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