

# HARDIMANS



**26 Copper Beech Drive**

Carlton Colville, Lowestoft, NR33 8DH

**Offers Over £250,000**



## 26 Copper Beech Drive, Carlton Colville, Lowestoft, Suffolk, NR33 8DH

Located in a quiet cul de sac in Copper Beech Drive, Carlton Colville, Lowestoft, this delightful house offers a wonderful blend of space and comfort. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The accommodation is deceptively spacious, having been thoughtfully extended to provide ample living space.

The property has a spacious lounge and good size L-shaped kitchen diner. The property also boasts two modern bathrooms, ensuring convenience for all residents.

Outside, the attractive gardens provide a lovely place to sit out and enjoy, perfect for enjoying summer barbecues.

Additional features include gas radiator heating, ensuring warmth and comfort throughout the colder months. This property truly offers a fantastic opportunity for those looking to settle in a friendly community while enjoying the benefits of a spacious and well-appointed home.

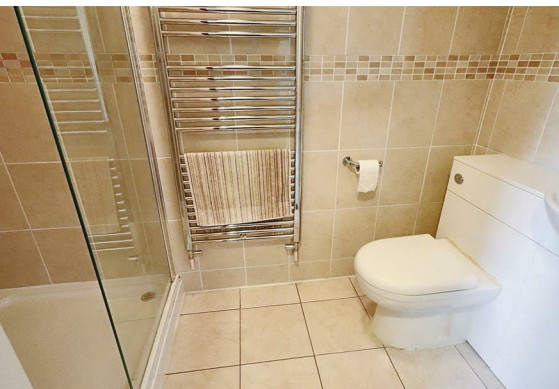
### **COVERED ENTRANCE**

composite door to:-

### **ENTRANCE HALL**

stairs to first floor, radiator.





### **LOUNGE**

with laminate flooring, upvc double glazed window overlooking the front garden, vertical blinds, double radiator, under stairs store cupboard.

### **GOOD SIZE OPEN PLAN KITCHEN/DINING ROOM**

dining area with part laminate flooring, double radiator, upvc double doors to rear patio and garden, range of fitted base and wall units in an antique pine finish, tiled splashback, large arched opening to kitchen area with a single drainer sink, recess and plumbing for automatic washing machine and dishwasher, space for cooking range with gas point, Worcester gas boiler heating domestic hot water and radiator heating system, upvc double glazed window overlooking the rear garden.

### **EXTENDED ENTRANCE HALL**

with radiator, personal door to garage, upvc door to rear garden, deep recessed store cupboard.

### **BEDROOM 4**

upvc double glazed window, vertical blinds, double radiator, laminate flooring.



## **MODERN FITTED SHOWER ROOM**

double walk-in shower cubicle with an instant shower unit, low level wc, washbasin, concealed cistern, tiled walls and floor, chrome upright towel rail/radiator, extractor fan.

## **STAIRS TO FIRST FLOOR AND LANDING**

upvc double glazed window, built-in airing cupboard, foam lagged copper cylinder, immersion heater, access to roof void.

## **BEDROOM 1**

upvc window, vertical blinds, radiator, double fitted wardrobe cupboard, 3 sliding doors 1 mirrored.

## **BEDROOM 2**

upvc double glazed window, vertical blinds, radiator.

## **BEDROOM 3**

upvc double glazed window, vertical blinds, radiator.

## **MODERN FITTED BATHROOM**

white suite, cased bath, hot and cold mixer tap, Triton instant shower unit, low level wc, vanity washbasin, fully tiled walls, upright chrome towel rail/radiator, extractor fan, upvc opaque glazed window.



## OUTSIDE

To the front, gardens laid to lawn with flowering cherry and magnolia, driveway leading to adjoining garage. To the rear, attractive gardens fully enclosed by timber fencing, lawned areas with contoured pathways and slate chippings, feature garden pond with waterfall, flower and shrub borders, external courtesy lighting and water tap.

## ADJOINING GARAGE

brick and tile construction with high level roof storage space, power and light, up and over and personal doors.

## TENURE

Freehold

## COUNCIL TAX BAND

B

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

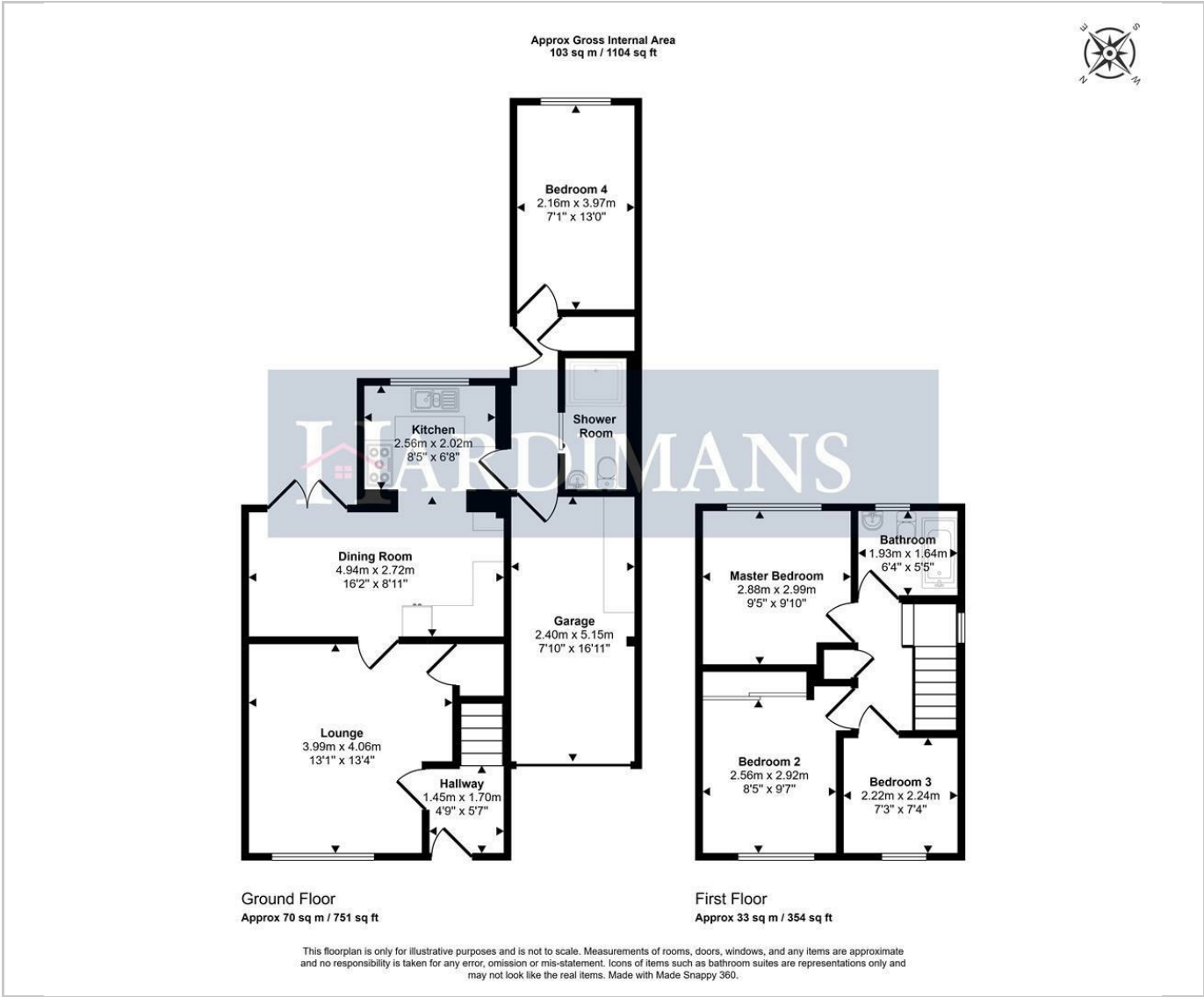
\* Broadband: Fixed Wireless - Ultrafast 1000mbps

\* Mobile: 02, THREE, VODAFONE, EE 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.



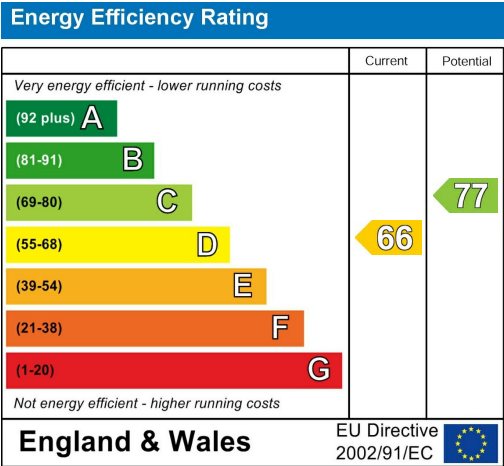
Floor Plan



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.

PROTECTED

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