



**65 Monarch Way**  
Carlton Colville, Lowestoft, NR33 8GH  
**£179,000**





**65 Monarch Way, Carlton  
Colville, Lowestoft, Suffolk,  
NR33 8GH**

Welcome to this modern end town house located at 65 Monarch Way in the desirable area of Carlton Colville, Lowestoft, Suffolk. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space.

As you enter, you will be greeted by a spacious lounge that features patio doors, allowing natural light to flood the room and providing easy access to the outdoor area. The kitchen breakfast room is another practical area for dining and cooking. property has the added benefit of a new gas boiler, which was installed in April 2024, ensuring worry free service and efficiency.

In addition to its appealing interior, the property has good outside space and ample parking, providing convenience for residents and visitors alike.

Whether you are looking to buy or rent, this property is sure to meet your needs and provide a comfortable and modern lifestyle. Do not miss the chance to make this lovely house your new home.

**Double glazed door to:-**

**ENTRANCE HALL**

laminade flooring, stairs to first floor, cupboard space under, radiator.

**DOWNSTAIRS CLOAKROOM**

low level wc, washbasin, radiator, extractor fan.





### **KITCHEN/BREAKFAST ROOM**

fitted in a range of wood effect fronted units, single drainer sink, recess and plumbing for automatic washing machine, space for refrigerator, further under cupboard space for appliance, 4 burner gas hob, oven/grill, concealed extractor, cupboard housing an Ideal gas combination boiler, tiled splashback, upvc double glazed window.

### **LOUNGE**

laminate flooring, radiator, upvc double glazed french doors to rear garden.

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

access to roof void.

### **BEDROOM 1**

2 windows with upvc double glazing, radiator, built-in wardrobe cupboard, further deep recessed cupboard.

### **BEDROOM 2**

upvc double glazed window, radiator, 2 built-in wardrobe cupboards.

### **BATHROOM**

cased bath, hot and cold, thermostatic shower unit, pedestal washbasin, low level wc, extractor fan, upvc opaque glazed window.

### **OUTSIDE**

To the front, good size lawned garden, allocated car parking space, paved pathway. To the side, gate and pathway. To the rear, enclosed garden laid to lawn, large paved patio area.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

A

### **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

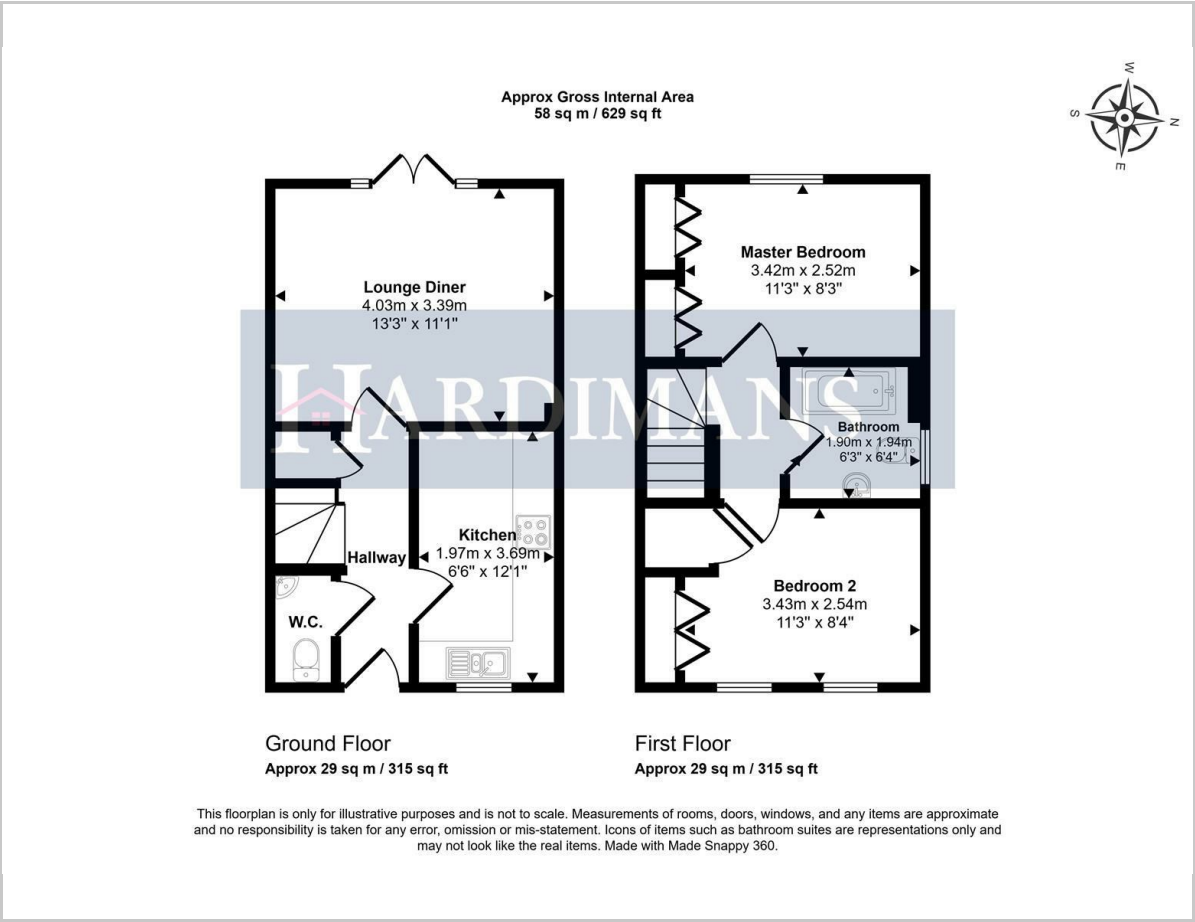
\* Broadband: Ultrafast 10000mbps

\* Mobile: THREE, EE - good coverage in and outdoor. 02, VODAFONE - Variable outdoor only.

\* 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



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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Area Map



Energy Efficiency Graph

