

HARDIMANS



1 Munnings Close

Carlton Colville, Lowestoft, NR33 8AW

Offers Over £250,000

HARDIMANS



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1 Munnings Close, Carlton Colville, Lowestoft, NR33 8AW

This delightful detached bungalow offers a perfect blend of comfort and convenience. The property is set within a friendly neighbourhood that is both quiet and welcoming. Internally, the bungalow benefits from a good size lounge/Diner, 2 bedrooms, kitchen and bathroom. Outside, the property benefits from a manageable garden, ideal for those who enjoy a touch of greenery without the burden of extensive upkeep and has a garage. Ideally located in Carlton Colville close to local amenities and transport links, a viewing is recommended.

ENTRANCE HALL

UPVC double glaze door to front, access to loft (fully boarded, loft ladder and lighting), radiator and coved ceiling.

SITTING ROOM/DINING ROOM

UPVC double glaze sliding doors into rear garden, uPVC double glaze window to side and front aspects, wood burner (only 2 years old) with exposed brick, original marble base and wooden mantle, radiator and coved ceiling.





KITCHEN

UPVC double glaze door to rear garden, UPVC double glaze window to rear aspect, range of wall and base units including worktop space with tile splash back, cupboards and drawers under, cupboards above, sink with drainer, Hotpoint extractor fan, standings for fridge freezer, washing machine, dishwasher and oven. Storage cupboard with Ideal boiler to wall, radiator and coved ceiling.

PRIMARY BEDROOM

UPVC double glaze window to rear aspect, radiator and coved ceiling.

BEDROOM 2

UPVC double glaze window to front aspect, radiator and coved ceiling.

BATHROOM

UPVC double glaze window to front, low level WC, hand wash basin with cupboards under, walk in mixer shower, towel radiator and coved ceiling.



OUTSIDE

To the front, path to front door, driveway, wood chip/bark, mainly laid to lawn with plants bordered and partial fencing. To the rear, workshop, access gate from driveway, patio area, fully enclosed with shingle, lawn, plants and shrubs bordered, standings for shed and small raised pond.

GARAGE

WORKSHOP

Two windows, benches, storage cupboards, power and lighting.

TENURE

Freehold

COUNCIL TAX BAND

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MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very Low

* Broadband: Fixed Wireless - speed 147.72Mbps

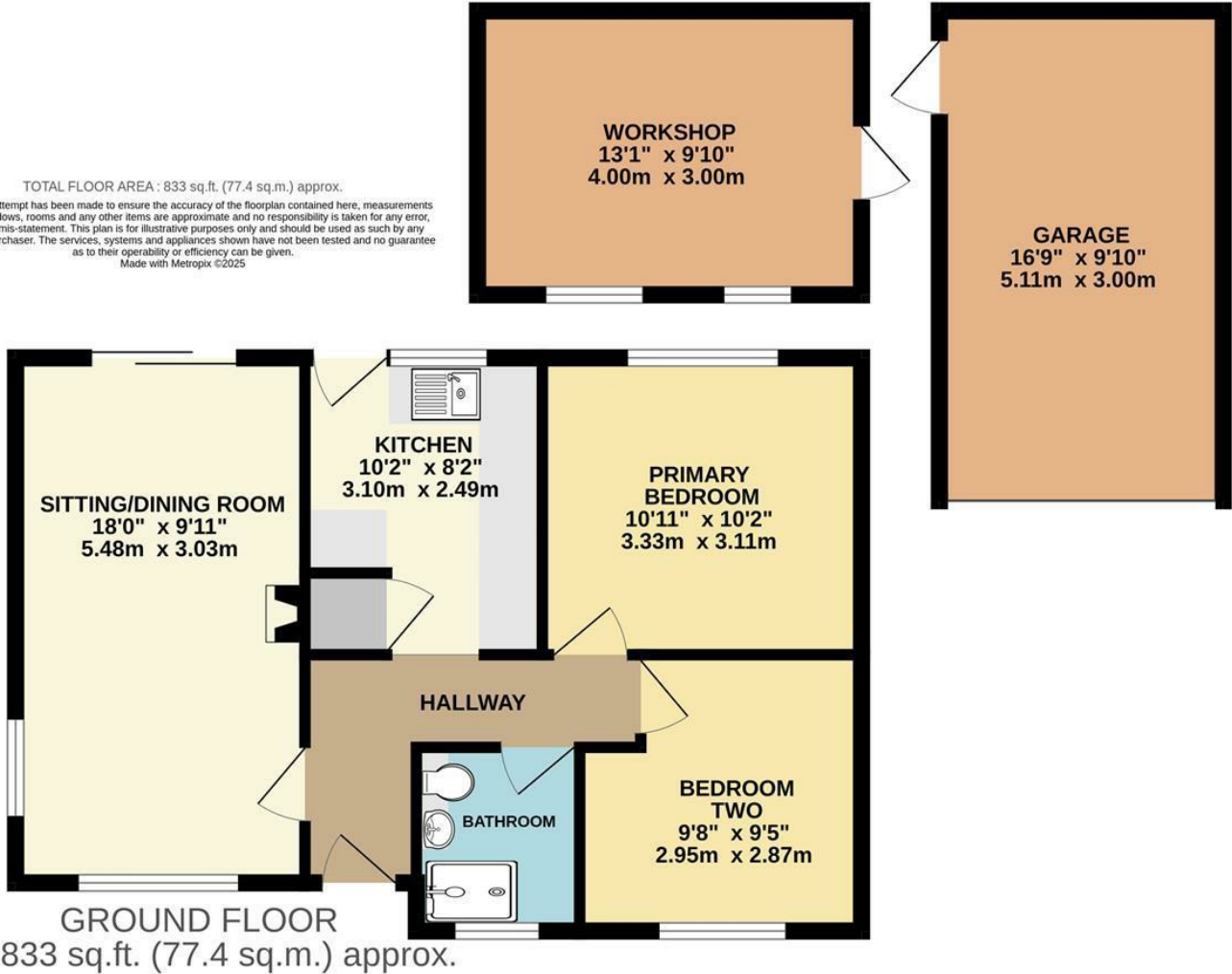
* Mobile: Mobile coverage is good with no issues.

* 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.

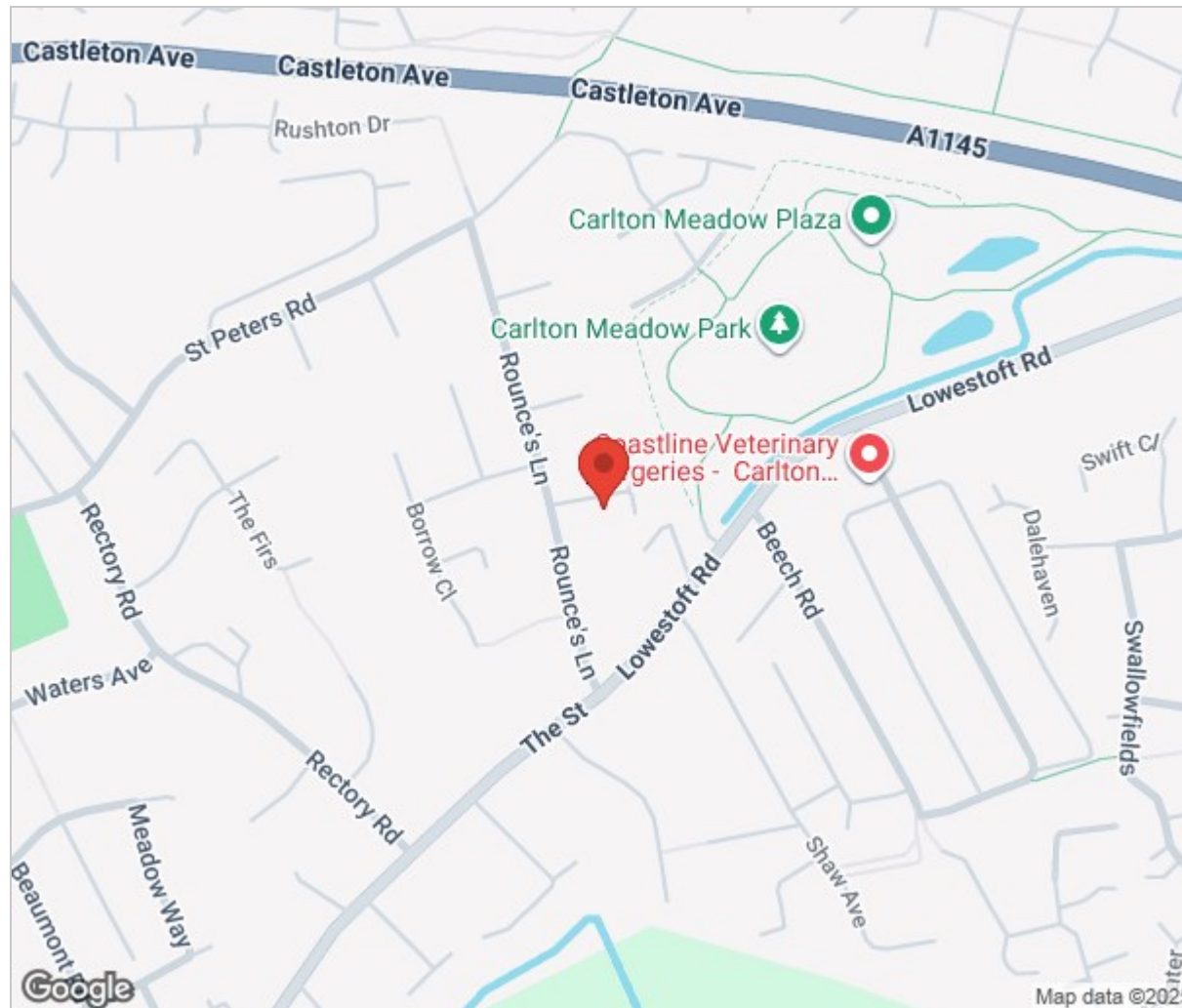


Floor Plan

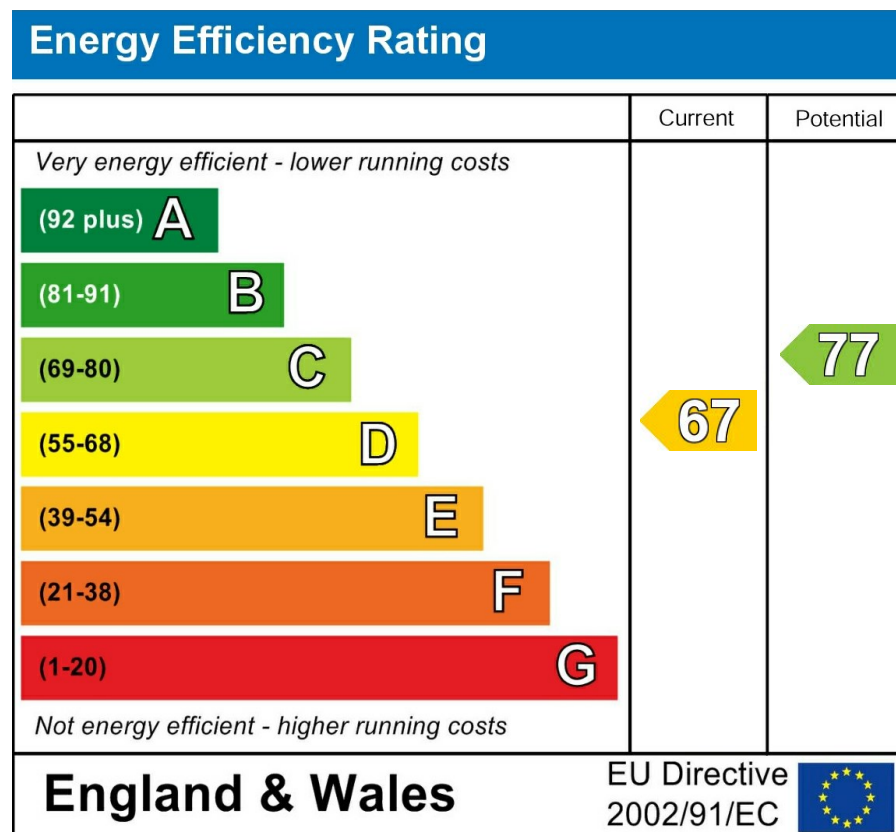
TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.