

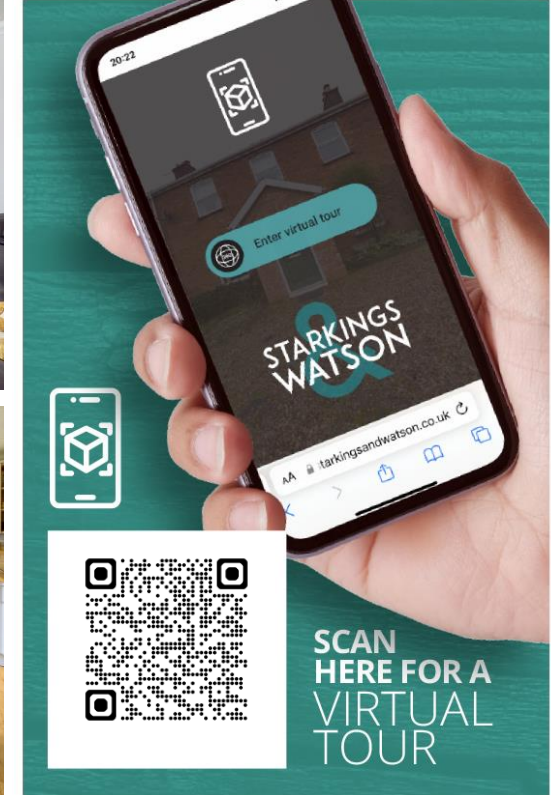
DOUGLAS CLOSE

# Carlton Colville, Lowestoft NR33 8TT

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Updated & Modernised Family Home
- Semi-Detached House with Parking
- Cul-De-Sac Location
- Hall Entrance with W.C
- Kitchen/Dining Room with Garden Access
- Three Bedrooms
- Family Bathroom with Shower
- Good Sized Garden with Patio & Lawn

### IN SUMMARY

This WELL MAINTAINED semi-detached home enjoys a CUL-DE-SAC SETTING, tandem parking on the driveway and a GREAT SIZED REAR GARDEN. The property has been RENOVATED and modernised in the last five years, with works including a REPLACEMENT gas fired CENTRAL HEATING BOILER, new uPVC double glazing, re-fitted KITCHEN and bathroom. The accommodation has been improved by creating an OPEN PLAN KITCHEN/DINING ROOM across the rear of the property, with a 15' sitting room, porch entrance and W.C. Upstairs, THREE BEDROOMS lead off the landing, with the FAMILY BATHROOM also. Outside, the GARDEN includes an area of LAWN and PATIO with a side gated access.

### SETTING THE SCENE

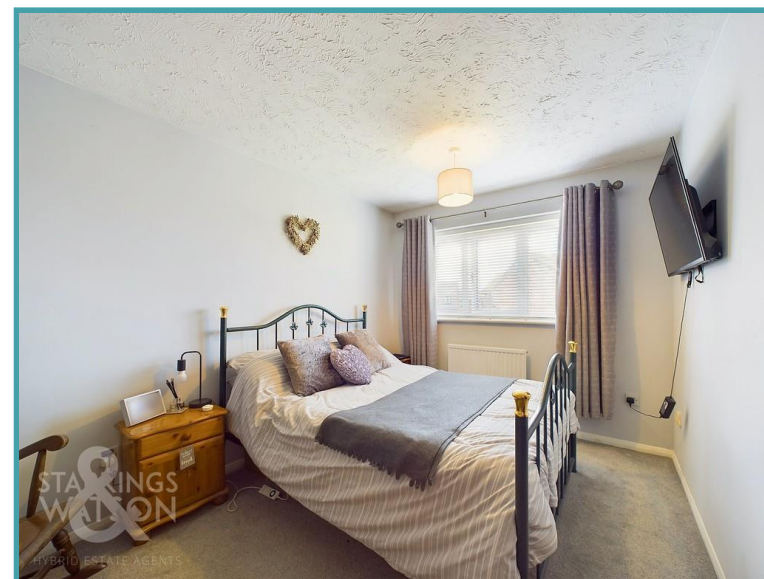
Set back from the road and screened by a mature tree, a lawned frontage can be found, with an adjacent hard standing and shingle driveway. Gated access leads to the rear garden, whilst ample tandem parking is provided.

### THE GRAND TOUR

Heading inside, a porch entrance offers space for coats and shoes, with doors leading off, starting with the W.C. Finished with a two piece suite and tiled splash backs, a window faces to front for natural light. The sitting room is centred on a feature fired place with wood effect flooring underfoot, stairs rising to the first floor, with useful cupboard storage below. The kitchen/dining room stretches across the rear of the property, with an L-shape arrangement of wall and base level units, tiled splash backs, inset gas hob and built-in electric oven. Wood flooring runs underfoot, with space for a washing machine and fridge freezer, whilst two windows face to the rear garden along with a door which merges the indoor and outdoor living spaces. Upstairs the landing is carpeted and finished with a loft access hatch. Doors lead to the three carpeted bedrooms, all finished with a radiator and uPVC double glazing. The family bathroom completes the property with a three piece suite, tiled splash backs, heated towel rail and a shower over the bath.

### THE GREAT OUTDOORS

Laid to lawn the garden is fully enclosed and well stocked with a range of mature planting to all boundaries. A timber built summer house offers the perfect vantage point to enjoy the afternoon sun, whilst a patio runs across the width of the house. A further shed can be found to the side of the house, whilst a gate leads to the driveway.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### OUT & ABOUT

Carlton Colville is a popular village located next to the town of Lowestoft, a seaside town situated to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

### FIND US

Postcode : NR33 8TT

What3Words : ///plausible.lads.stretch

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

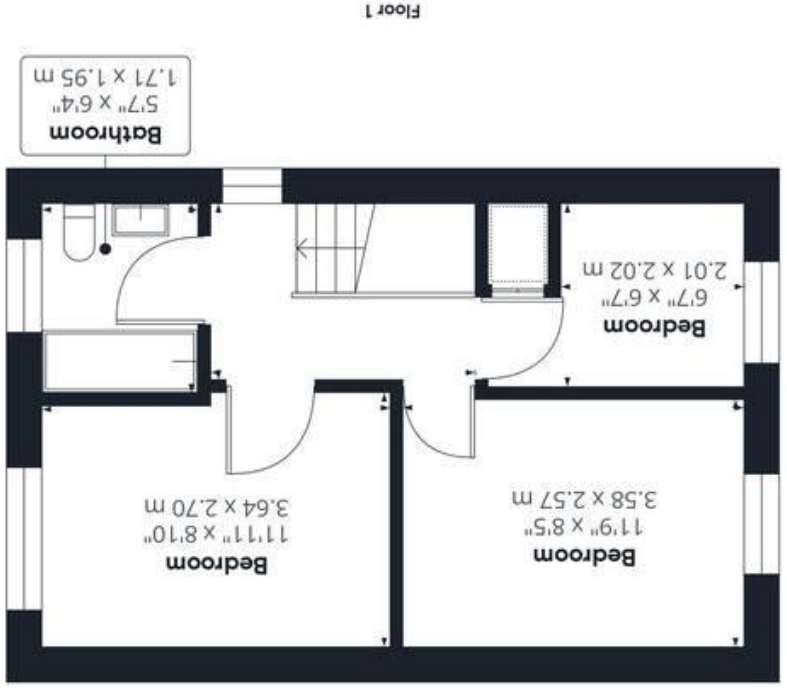
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

730.43 ft<sup>2</sup>  
67.86 m<sup>2</sup>

