



Monarch Way, Carlton Colville - NR33 8GH



Monarch Way

Carlton Colville, Lowestoft

An immaculate three-storey TOWNHOUSE awaits at this stunning property. As you step inside the hall entrance, you are greeted with ample STORAGE SPACE and a convenient W.C. The property boasts a FITTED KITCHEN equipped with all essential COOKING APPLIANCES, perfect for culinary enthusiasts. The 12' SITTING ROOM flows seamlessly into an adjoining CONSERVATORY, providing a bright and airy living space. Spread over two floors, THREE COMFORTABLE BEDROOMS beckon for rest and relaxation, while a FAMILY BATHROOM and EN SUITE SHOWER ROOM offer convenience and PRIVACY. The top floor MAIN BEDROOM includes a WALK-IN WARDROBE. The highlight of this property is the NEWLY FENCED GARDENS, requiring LOW MAINTENANCE and perfect for outdoor gatherings. A TANDEM DRIVEWAY with an electric vehicle charger leads to the garage, ideal for storing vehicles or as additional storage space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Immaculate Three Storey Townhouse
- Hall Entrance with Storage & W.C
- Fitted Kitchen with Cooking Appliances
- 12' Sitting Room & Adjoining Conservatory
- Three Bedrooms Over Two Floors
- Family Bathroom & En Suite Shower Room
- Low Maintenance & Newly Fenced Gardens
- Tandem Driveway with EV Charger & Garage

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.

SETTING THE SCENE

Approached via a low maintenance frontage with a hard standing footpath taking you to the main entrance door. The adjacent brick-weave driveway offers off road parking for several vehicles, with access to the detached garage, outside tap and exterior EV charger.



THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space, with wood effect flooring underfoot for ease of maintenance, while stairs rise to the first landing and include a useful built-in understated storage cupboard. On your right hand side, the kitchen can be found offering an L-shaped arrangement of wall and base level units with integrated cooking appliances including inset gas hob and built-in electric oven, with tiled splash-backs and an extractor fan. Space is provided for general white goods including a fridge freezer and washing machine, whilst tiled flooring flows underfoot. A useful WC sits under the stairs, with a white two piece suite including tiled splash-backs. The formal sitting room faces to the rear and includes views into the adjacent conservatory - complete with fitted carpet whilst the French doors flow seamlessly into the conservatory itself. Complete with tiled flooring, uPVC double glazed windows can be found to side and rear, with a door to the driveway and French doors out to the rear garden.

Heading upstairs, the first floor landing is finished with fitted carpet with doors leading off to the first of the bedrooms. The largest faces to the rear and includes fitted carpet underfoot and built-in double wardrobes, with the smaller being finished with fitted carpet, front facing window and a built-in wardrobe serving both bedrooms. The family bathroom offers a well presented three piece suite including a panelled bath, with a mixer shower tap along with tiled splash-backs and wood effect flooring. The top floor includes a built-in storage cupboard on the landing, with a door taking you to the main bedroom complete with eaves storage and front facing window. A walk-in wardrobe sits to one side, with a door taking you to the en suite shower room complete with tiled splash-backs and wood effect flooring.

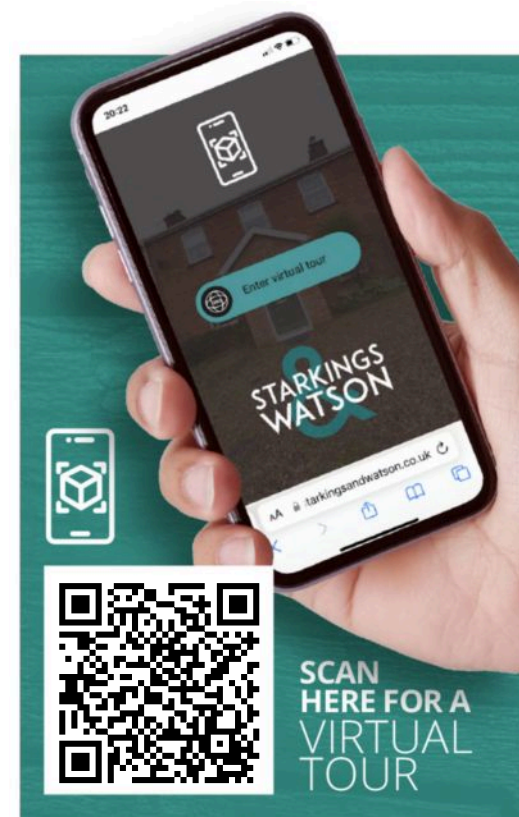
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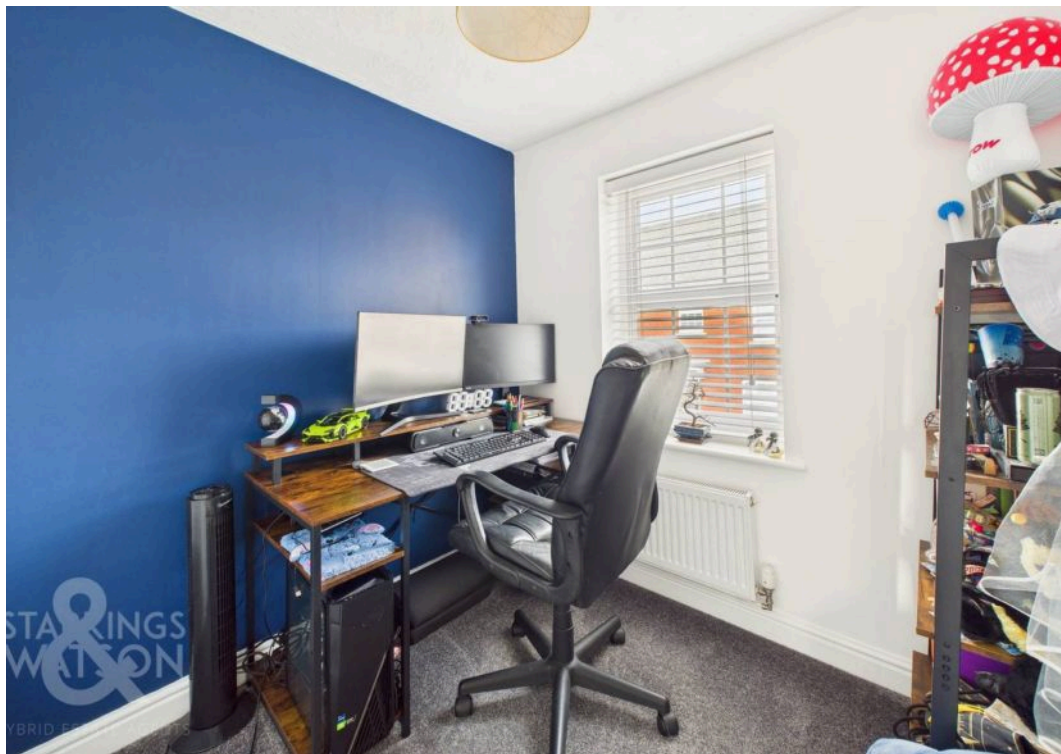
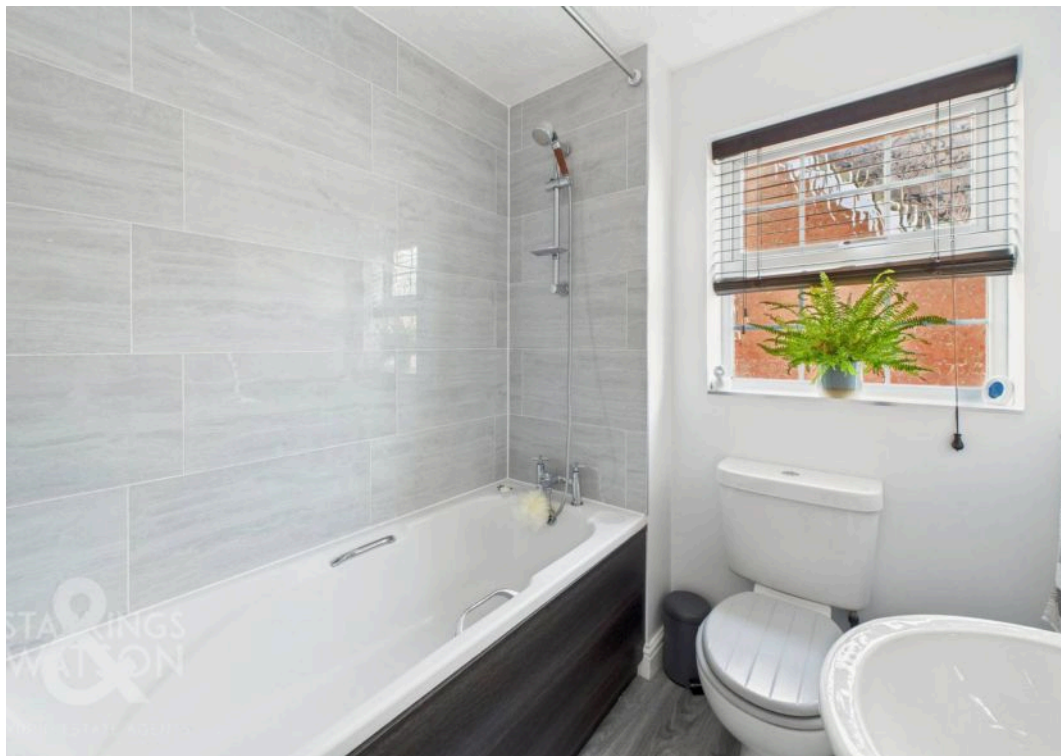
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VIRTUAL TOUR

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



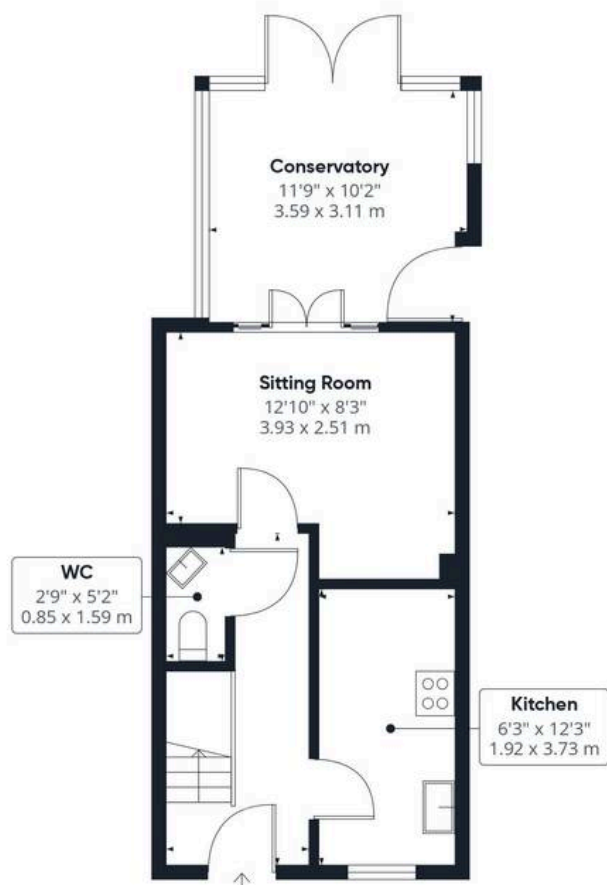




THE GREAT OUTDOORS

The rear garden is newly enclosed with timber panel fencing, and offers a low maintenance space complete with a patio seating area and plum slate border. With exterior power a door leads to the adjoining garage. The garage offers an up and over door to front with storage above, side access door, power and lighting.





Approximate total area⁽¹⁾

856 ft²

79.5 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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