



3 Douglas Close, Carlton Colville

Guide Price £300,000

## 3 Douglas Close

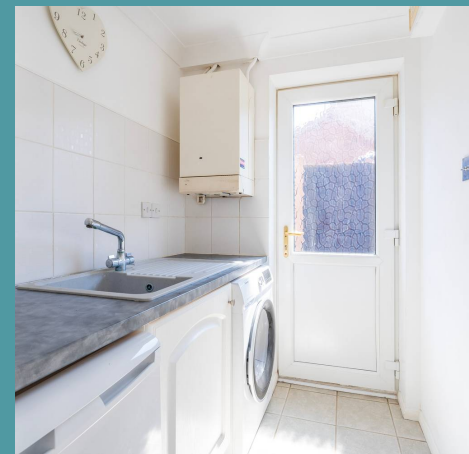
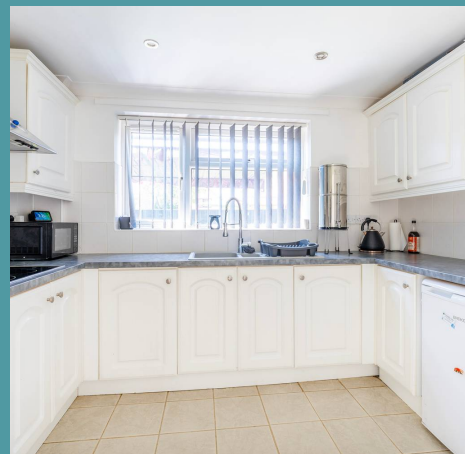
Carlton Colville, Lowestoft

This beautiful detached residence presents an exceptional opportunity for someone seeking a perfect family home to accommodate a busy lifestyle. Conveniently located in Carlton Colville, in close proximity to all local amenities, including shops, restaurants, schools, and leisure facilities. Don't miss the chance to acquire a home that offers the perfect balance of comfort, convenience, and wonderful surroundings.

### LOCATION

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.





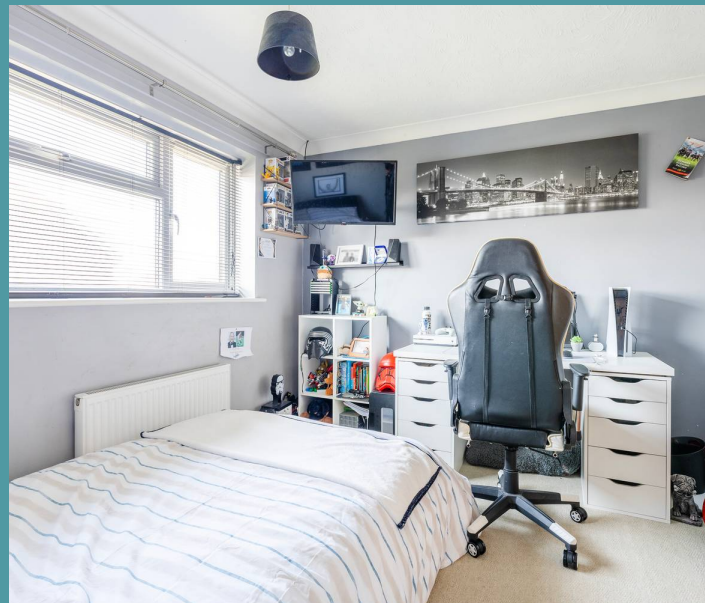
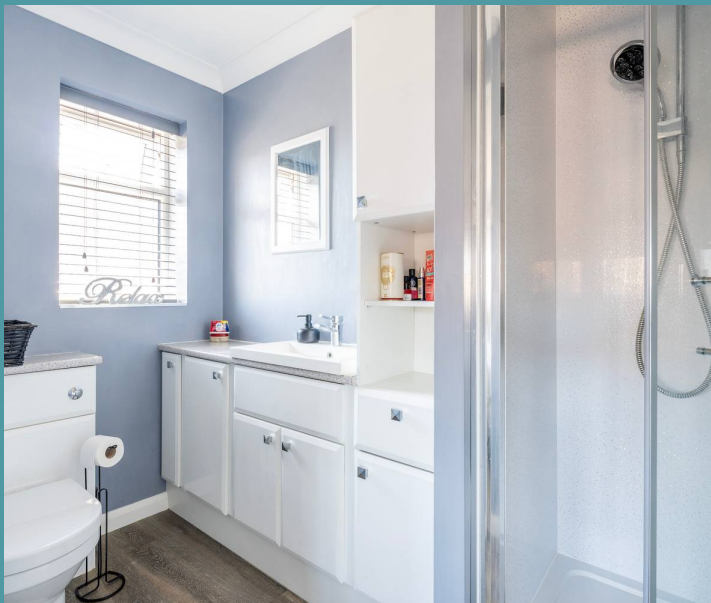
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Carlton Colville, Lowestoft

This detached residence boasts a comfortable and contemporary interior that effortlessly blends style with functionality. Upon entering you are greeted by a welcoming entrance hall. Immediately capturing your attention with its warm and inviting ambience is the light-filled sitting room, perfect for showcasing your comfortable furniture, to unwind and relax after a long day.

At the heart of the home is a well-equipped kitchen, fitted with units and appliances to be able to cook your favourite meals. Complemented by a utility room, suitable for your laundry essentials and additional storage space. The dining room encourages gatherings with loved ones, with access out to the patio, perfect for summertime hosting and entertaining.

Ascend to the first floor, where you will encounter four well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts built in storage and a private ensuite, ensuring convenience and ease. The bathroom completes the upper floor, accommodating all family members in the household.





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Leading out the double doors onto the patio, where the garden is equally appealing. This entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or your al-fresco dining parties during the summer months. Following down to the artificial lawn, perfect for your storage shed or summerhouse. Overall this garden is fully enclosed so you can enjoy in seclusion. Additional features of this exceptional property include a brick-weave driveway and garage, providing ample parking space for multiple vehicles and secure storage for belongings.

### AGENTS NOTES

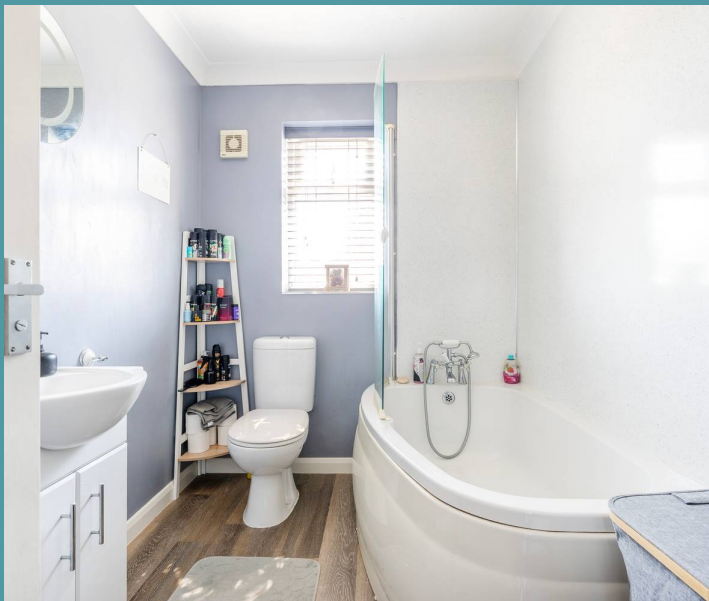
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

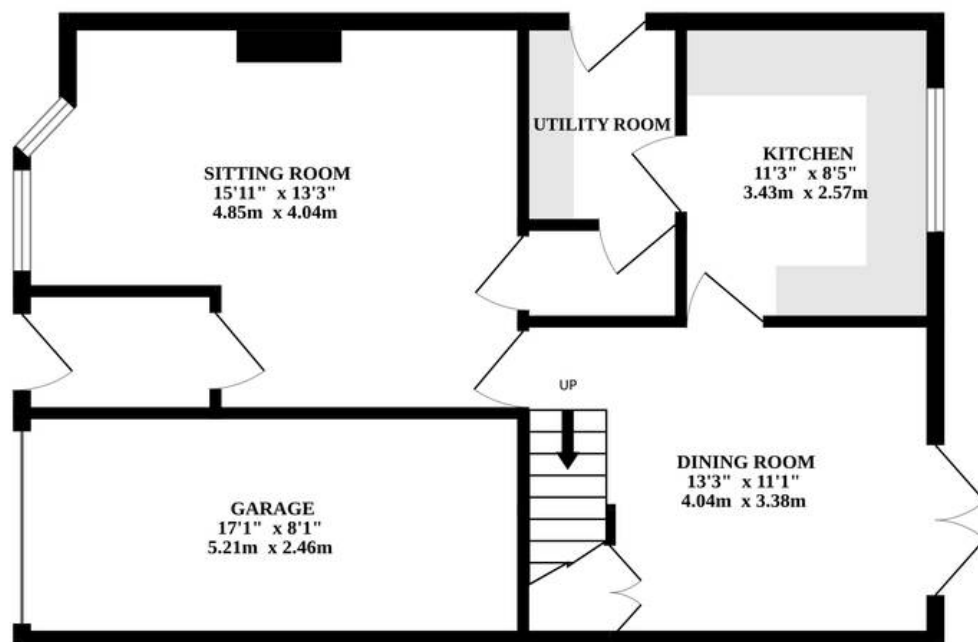
Heating system - Gas central heating

Council Tax Band: D

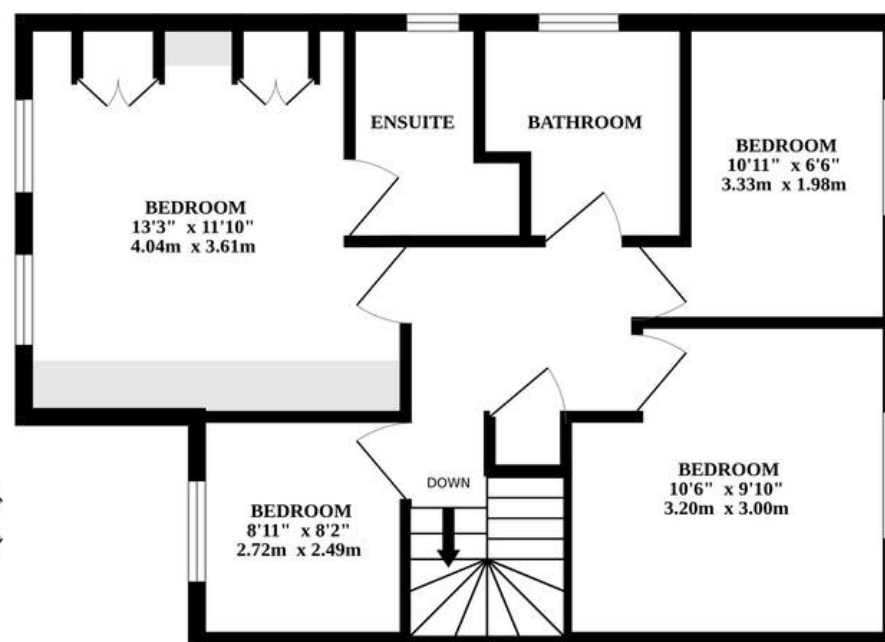
- BEAUTIFUL DETACHED RESIDENCE
- PERFECT FAMILY HOME TO ACCOMMODATE A BUSY LIFESTYLE
- COMFORTABLE AND CONTEMPORARY INTERIOR
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- WELL-EQUIPPED KITCHEN - UTILITY ROOM
- DINING ROOM TO ENCOURAGE FAMILY GATHERINGS
- FOUR BEDROOMS - ONE WITH A PRIVATE ENSUITE
- LANDSCAPED GARDEN - FULLY ENCLOSED FOR PRIVACY
- BRICK-WEAVE DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS - SCHOOL CATCHMENT AREA



GROUND FLOOR



1ST FLOOR



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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