



20 Rushmere Road, Carlton Colville

Guide Price £425,000

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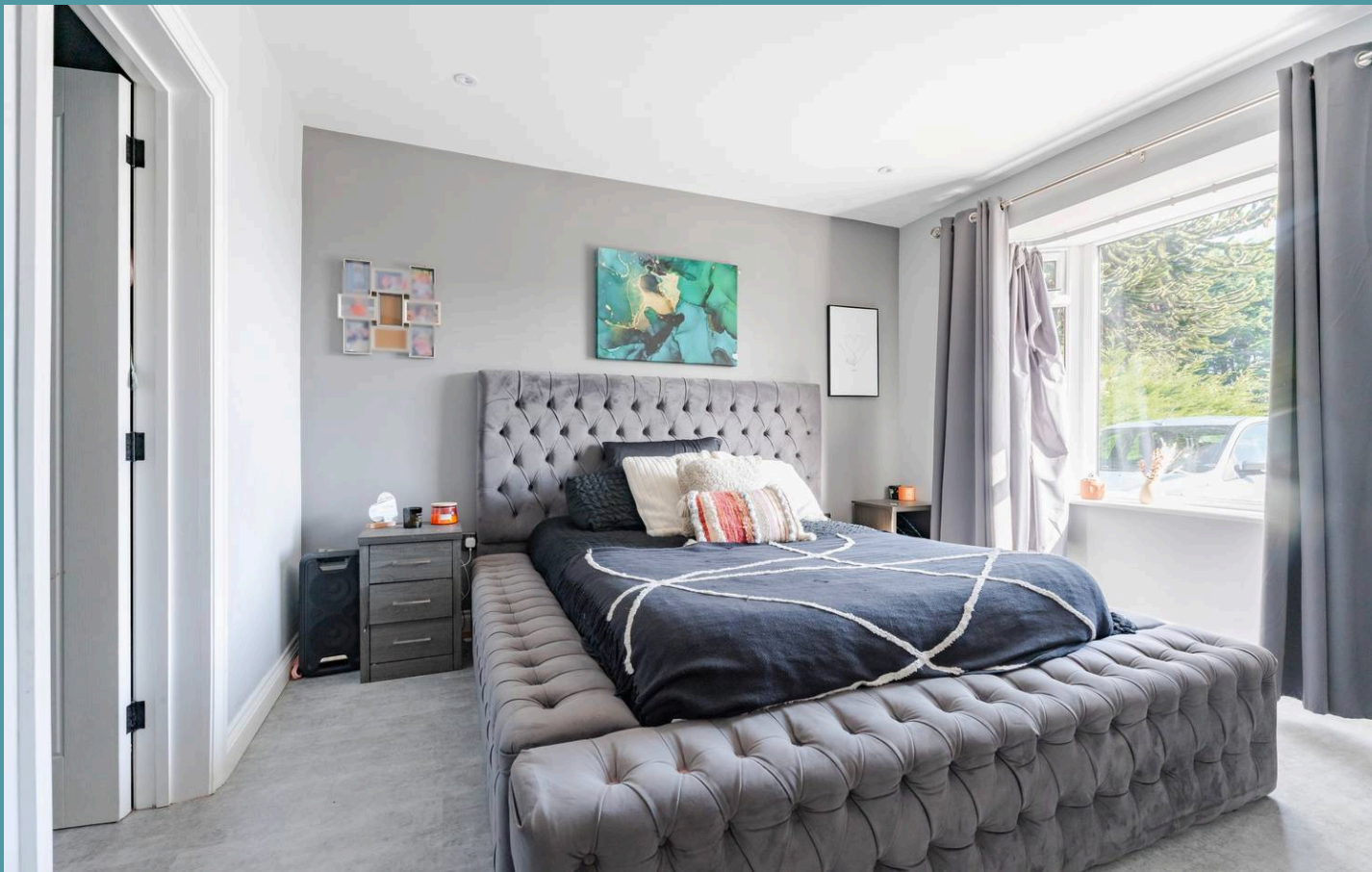
Carlton Colville, Lowestoft

Discover this exceptional four-bedroom detached bungalow, where modern sophistication meets comfort in one of the most desirable areas of Carlton Colville. The home features open-plan living spaces designed for contemporary lifestyles, complemented by an enclosed garden and convenient off-road parking. Enhanced with solar panels, this property not only reflects modern elegance but also prioritizes energy efficiency and sustainability.

Location

Rushmere Road in Carlton Colville is a well-regarded residential street situated within the charming town of Lowestoft. This location offers a blend of tranquil suburban living with the convenience of nearby amenities. Residents benefit from excellent local services, including schools, shops, and recreational facilities. The area is well-connected by public transport, providing easy access to the Lowestoft town centre and the surrounding regions. Additionally, Carlton Colville is known for its green spaces and proximity to scenic coastal paths, making it an attractive choice for those seeking a peaceful yet well-connected environment.



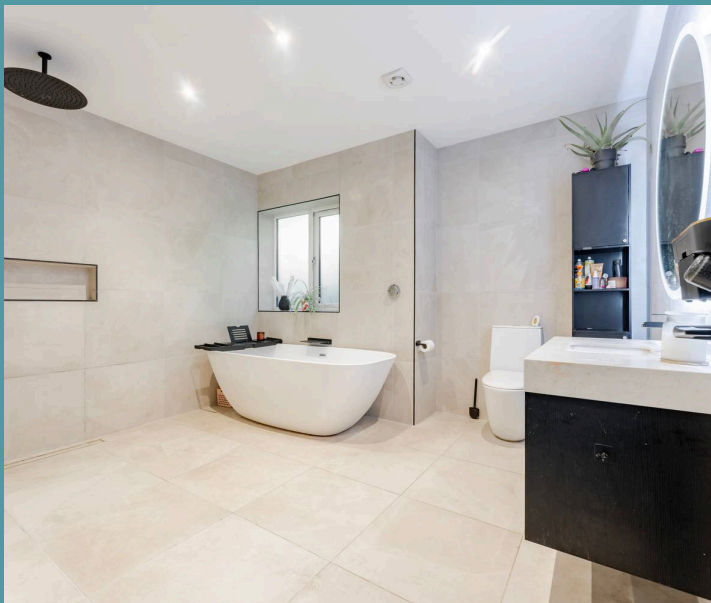


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Upon entering through a hallway, you are led to an open-plan living space that seamlessly integrates a well-appointed kitchen complete with integrated appliances and sleek, built-in cabinets finished in a stylish grey tone. The kitchen also features a charming dining nook with barstools, perfect for casual gatherings. The spacious lounge area offers versatility, accommodating a range of furnishings with ease. Sliding doors effortlessly expand the living space onto a covered patio, creating a flow between indoor and outdoor spaces. The open-plan space is filled with natural light.

Furthermore this property presents four generously proportioned bedrooms, each equipped with tiled flooring and two featuring inviting bay windows. The property offers ample living spaces for residents and guests alike. An optional fifth bedroom offers flexibility, serving as an additional resting space or transforming into a dressing room to suit individual needs. The modern bathroom features a spacious layout, complete with a stylish cabinet and a contemporary bathtub designed for both comfort and elegance.





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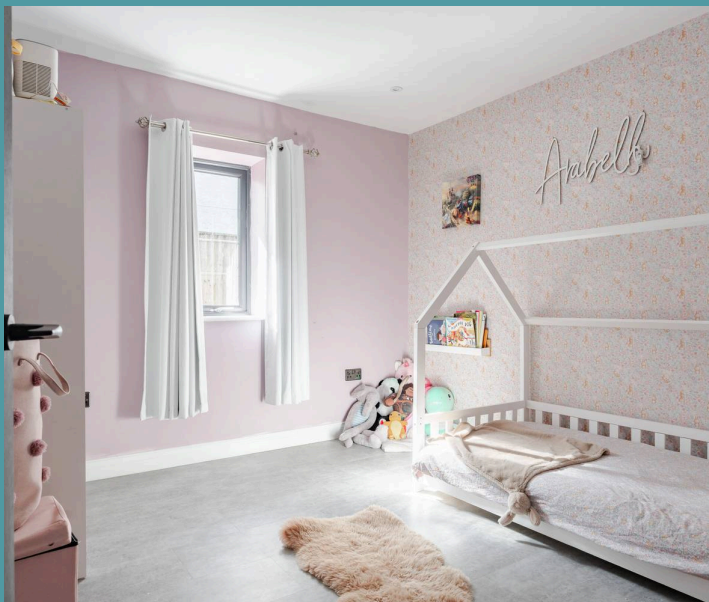
Outside, there's a covered patio area with space for patio furniture, ideal for relaxing. The rear enclosed garden is spacious and mainly laid to lawn, offering plenty of room for outdoor activities. The garden features a handy garden shed, perfect for storing tools and equipment while adding practicality to the outdoor space. Completing this property is the convenience of ample off-road parking and a garage, ensuring ease of access for residents and guests alike.

Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

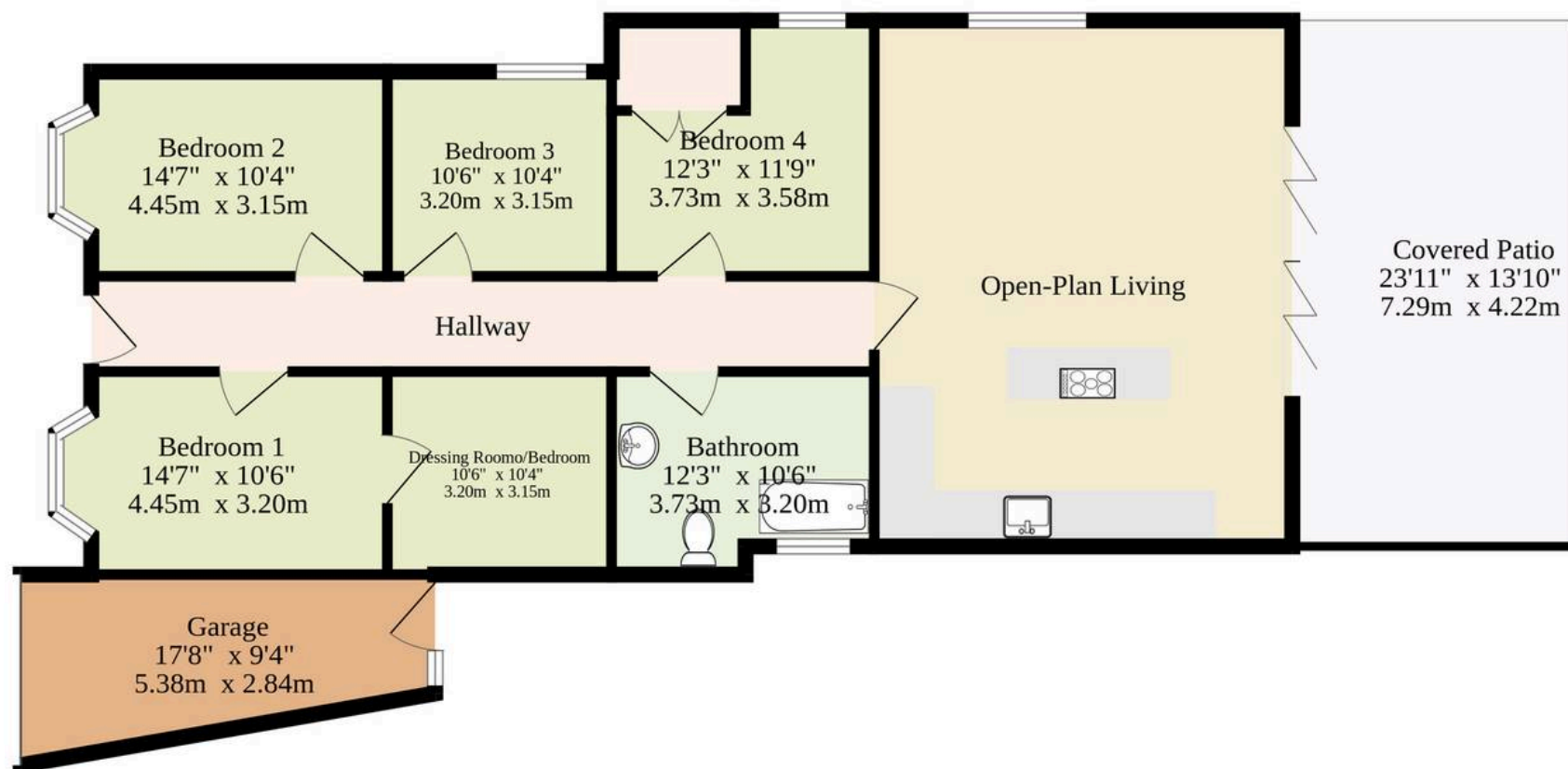
Tax Council Band - C

- *Guide price £425,000 - £450,000*
- Detached house
- Contemporary design throughout
- Open-plan living space
- Four well-sized bedrooms and an optional fifth bedroom
- Covered patio area
- Spacious rear enclosed garden
- Ample off-road parking and garage
- Underfloor heating throughout
- Solar panels and 9.5kWh battery (over £2000+ saved per annum based on GivEnergy's 2023 consumption and export energy report)



Ground Floor

1275 sq.ft. (118.5 sq.m.) approx.



Sqft Excludes Open-Plan Living Area

TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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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