



11 Hollow Lane, Carlton Colville

Guide Price £475,000

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Carlton Colville, Lowestoft

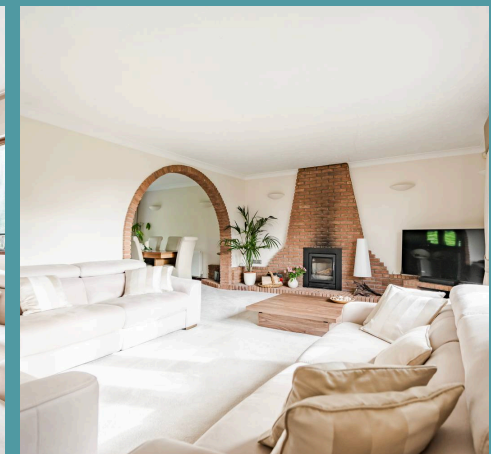
IMMACULATELY presented 3 STOREY HOME is UNIQUE & offers NO ONWARD CHAIN. Away from the hustle & bustle yet close to the local Ashburnham shopping parade & just off the A146 Lowestoft to Norwich road with public transport in close proximity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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Versatile living space is OPEN-PLAN & EASY ON THE EYE; comprising an entrance porch in hallway, cloakroom / shower room & kitchen / breakfast into dining room with a GOOD SIZE reception & GARDEN ROOM. GENEROUS ground floor utility room & 3 separate bedrooms with built-in furniture & an ENSUITE.

Whilst the enclosed garden has COMPLETE PRIVACY the DOUBLE GARAGE & driveway provides plenty of of road parking.

VIEWING is ABSOLUTELY necessary to appreciate what this HOME has to offer...

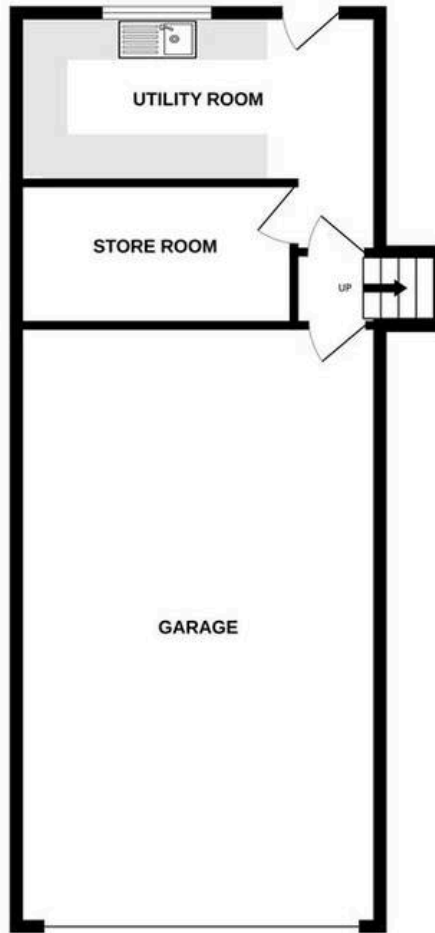
Hallway - Come on inside this individual, immaculate detached home.... fitted carpet, radiator, power points and built-in storage cupboards; stairs to all floors.

Cloakroom Wc / Shower Room - White suite comprises a vanity unit with inset basin, WC and a double shower cubicle. Tiled flooring, opaque uPVC double glazed window, heated towel rail and extractor.

Lounge - 6.19m x 4.16m (20'3" x 13'7") - Lovely size lounge with front of the house facing a fitted



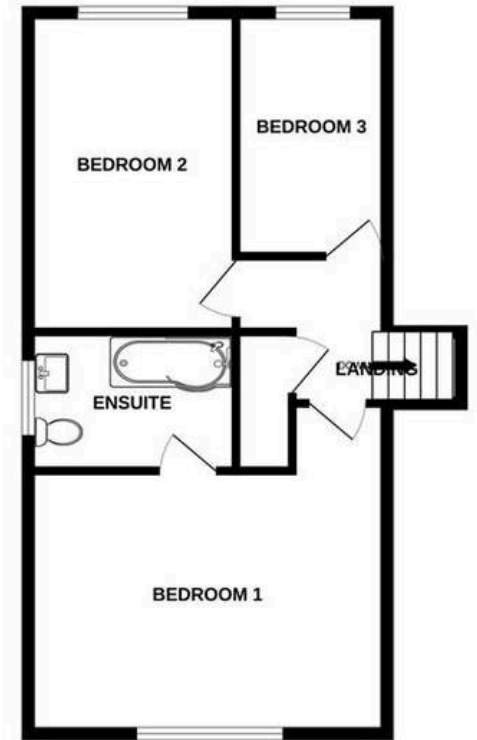
BASEMENT
662 sq.ft. (61.5 sq.m.) approx.



GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



HOLLOW LANE, CARLTON COLVILLE

TOTAL FLOOR AREA : 2117 sq.ft. (196.7 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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