



5 Ranworth Avenue, Carlton Colville

In Excess of £280,000

5 Ranworth Avenue

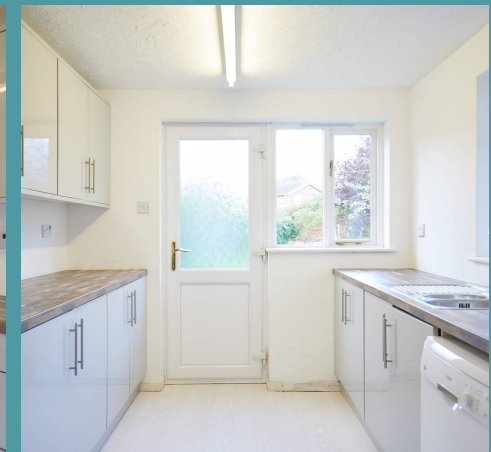
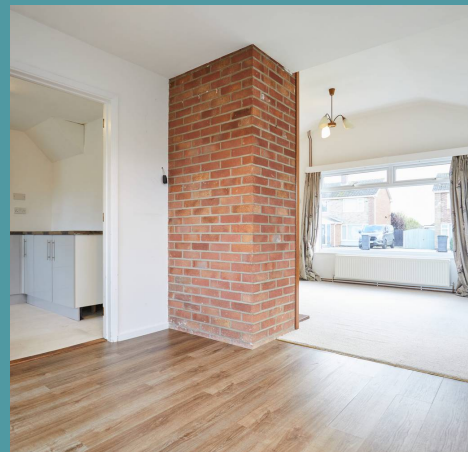
Carlton Colville, Lowestoft

Introducing to the market a charming detached residence, this wonderful property is now available chain-free, presenting an excellent opportunity as a family home or as a renovation project for those looking to make their mark. With its versatile layout and convenient location, this residence presents a rare opportunity to create a dream home tailored to individual preferences and lifestyle. Don't miss out on the chance to make this property your own.

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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Upon entering, the open-plan sitting and dining room welcomes you with a bright and airy atmosphere that is sure to impress. The abundance of natural light that floods the space creates a warm and inviting ambiance, making it the perfect spot to relax or entertain guests. The well-equipped kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering ample amount of storage and counter-top space for meal preparation.

Across both floors this property features three bedrooms, a bathroom, and two WC's, providing ample space for comfortable living. Additionally, there is plenty of eaves storage available, offering practical solutions for storing belongings and keeping the space organised.

Outside, the generous size garden is fully enclosed, ensuring privacy and seclusion for outdoor activities and relaxation. It is primarily laid to lawn, bordered by a range of plants and shrubbery. The wooden shed is suitable for storing your garden equipment and tools. A driveway offers off-road parking for convenience, while a garage provides additional storage space.





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AGENTS NOTES

We understand that this residence is freehold.

Connected to mains water, electricity, gas and drainage.

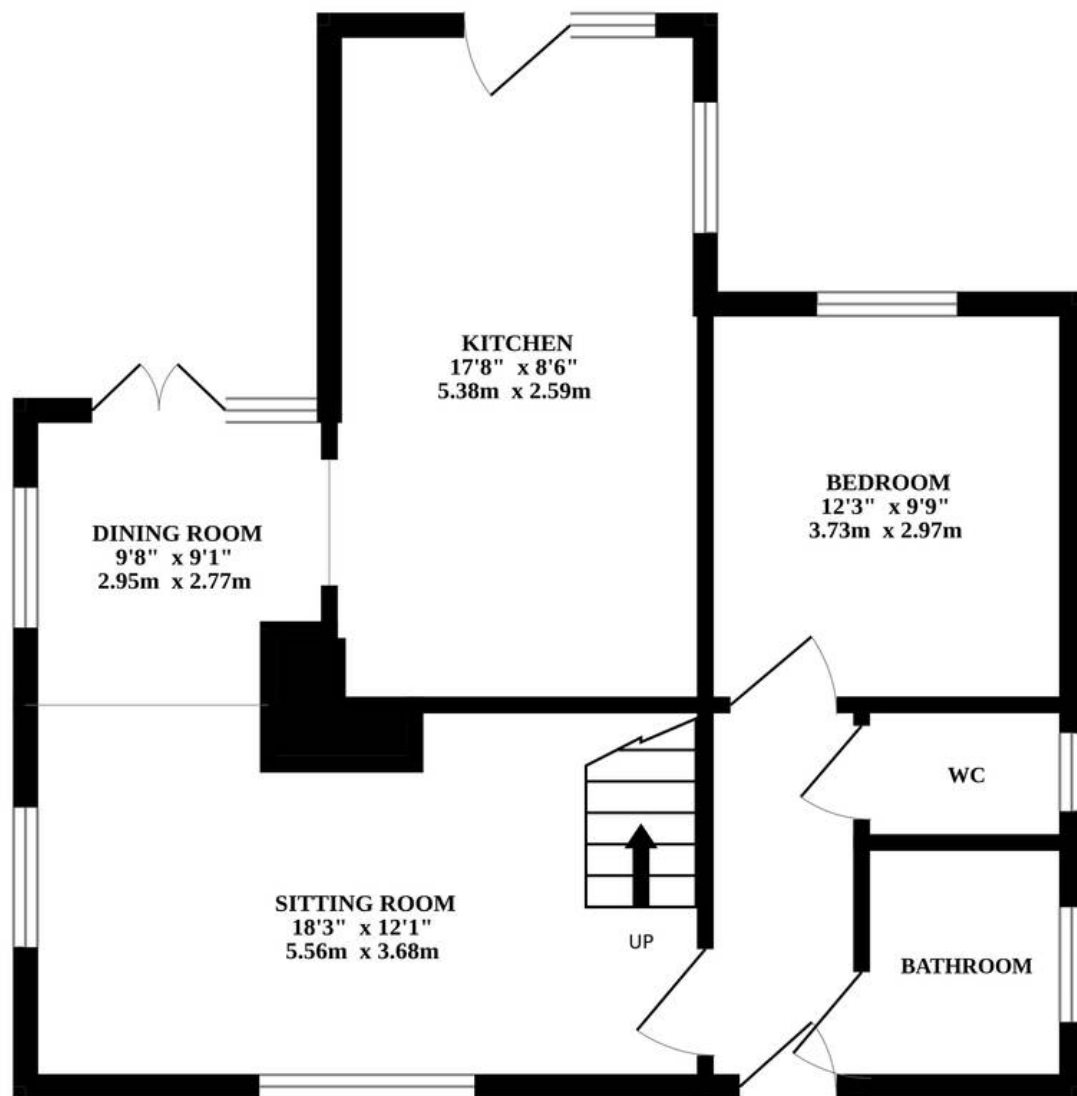
Heating system - Gas central heating.

Council Tax Band: C

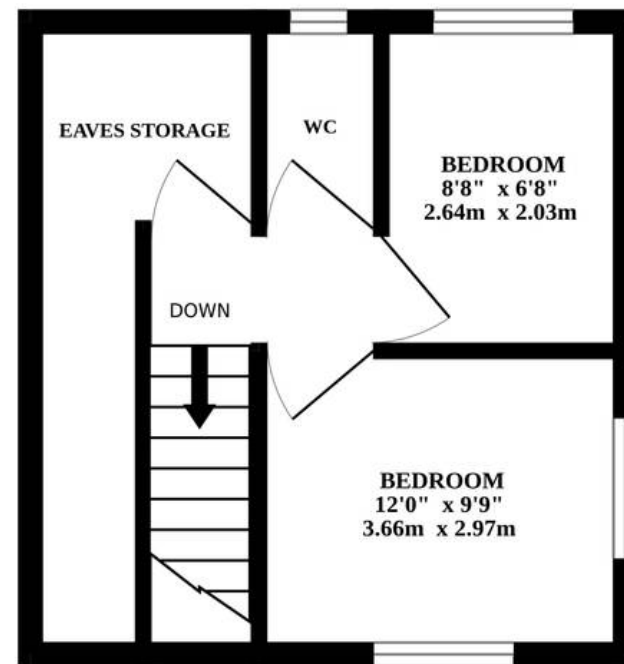
- CHARMING DETACHED RESIDENCE
- CHAIN FREE
- PERFECT FAMILY HOME OR RENOVATION PROJECT
- OPEN-PLAN SITTING/DINING ROOM - FILLED WITH NATURAL LIGHT
- WELL-EQUIPPED KITCHEN
- THREE BEDROOMS, BATHROOM & TWO WC'S
- PLENTY OF EAVES STORAGE
- GENEROUS SIZE GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING & A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



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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