

15 Rochdale  
Carlton Colville  
Lowestoft  
NR33 8TF



# 15 Rochdale

## Guide Price £375,000

Welcome to 15 Rochdale, a beautifully presented home in the desirable Carlton Colville area, just a stone's throw from large supermarkets and amenities. This charming property has been sympathetically extended to offer this generous 4-bedroom detached home with ample accommodation, a private plot, and gorgeous curb appeal.

Upon entry, you are greeted by a spacious entrance hall with modern tiled flooring that leads into an impressive, modern kitchen/diner, equipped with underfloor heating, ample wall and base units for storage, space for a good-sized dining table and much more. This room offers a great centre to the home to bring the family together and offers access to both the playroom, snug, and rear garden.

To the rear of the home, accessed via the kitchen and garden, you will find a good-sized reception room, currently being used as a playroom, with plenty of scope to utilise for your family such as a home office, gym, or more! Here you also have access to the garden via double doors.

Back through the kitchen, you will then find the Snug. Again, a great size and offers a versatile space, with double doors to both the rear garden and living room.

Into the living room, you will find a generous space with room for an abundance of furniture, offering a serene, relaxing area for the whole family to come together.

Upstairs, you'll find four bedrooms, with bedrooms 1 and 2 offering a good size with plenty of room for double beds and additional furniture. Bedroom 3 presents a good-sized single or scope for a small double, with bedroom 4 presenting another single room. The family bathroom features a modern 3-piece suite comprising of a bathtub with rainfall and handheld shower over, a W/C, and hand wash basin inset cabinetry. This room has also been excellently finished off with Venetian plaster to offer a timeless finish.

Externally, the front of the property boasts off-street parking for 2 cars, with an area laid to artificial lawn and raised beds offering great curb appeal. There is then gated access along the side of the property, bringing you to the spacious rear garden. Primarily laid lawn, this garden boasts something for the whole family. With decking to the rear of the property allowing space for garden furniture, as well as a very large shed and external power points. Not to mention, the property boundary is surrounded by mature trees boasting great privacy.

### Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band C

Local Authority

East Suffolk

Council Tax Band C

EPC Rating



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TOTAL FLOOR AREA: 1345 sq.ft. (122.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plan.  
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