



Estate Agents  
Sales & Lettings  
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**PROPERTY DESCRIPTION:**

Modern 2 bedroom property situated in Carlton Colville.

- \* 2 Bedrooms
- \* Lounge/Dining Room
- \* Modern Kitchen & Bathroom

**Bodiam Way, Carlton Colville**  
Lowestoft NR33 8DN

**Monthly Rental Of £725**

- \* Gas Heating To Radiators
- \* Double Glazing
- \* Garage & Garden



Up & over door

**Council Tax Band: A**

**EPC:**

## ACCOMMODATION

### Double Glazed Front Door To:

#### Entrance Porch:

Radiator, door to:

#### Lounge/Dining Room: 19' 7" x 11' 7" (5.98m x 3.54m)

Double glazed window to front, wall mounted gas fire in brick surround with wood mantle, radiators

#### Modern Kitchen: 11' 7" x 7' 7" (3.53m x 2.32m)

Comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, electric cooker point, fitter extractor, space and plumbing for washing machine, room for electrical appliance, radiator, part tiled walls, boiler for gas heating to radiators, double glazed window and door to rear

#### Stairs To First Floor Landing:

Loft access

#### Bedroom 1: 11' 7" x 10' 8" (3.54m x 3.26m)

Double glazed window to front, radiator, over stairs shelved storage cupboard

#### Bedroom 2: 9' 6" x 9' 5" (2.89m x 2.88m)

One wall floor to ceiling built in wardrobes, with cupboards over and fitted dressing table, radiator, double glazed window to rear

#### Modern White Bathroom Suite:

Comprising: Panel enclosed bath with shower mixer tap, pedestal wash hand basin, low level W.C, glazed shower screen, part tiled walls, radiator, extractor, fitted mirror, fitted towel rail

#### Outside:

##### Front:

Path, shingle area to side with inset shrubs

##### Rear:

Patio, leading to lawn, flower borders, gated rear access

#### Garage In Near By Block:



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