

**Aldreds**  
Estate Agents



8 Seavert Close, Carlton Colville, Lowestoft, NR33 8TX

Offers Over £375,000









# 8 Seavert Close

Carlton Colville, Lowestoft, NR33 8TX

- Executive Detached Property
- Fully Owned PV Solar panels
- Open Plan Kitchen Diner + Dining Room
- Upvc Conservatory
- Double Garage
- Sought After Location
- 2 Bathrooms & 3 WCs
- Ground Floor Study / Bedroom 5
- Private Rear Garden
- Outstanding Living Accommodation

\*\*\* EXECUTIVE 4/5 BEDROOM DETACHED PROPERTY \*\*\* Situated in one of the most sought after postcodes within Carlton Colville. This superb family home really does offer outstanding family living space with the advantage of a private rear garden, double garage and ample off road parking. Benefits also include gas central heating, Upvc windows and conservatory and a full range of fully owned PV solar panels. Properties in this much sought after cul de sac location seldom become for sale \*\* EARLY VIEWING ADVISED \*\*



## Front Porch

Upvc entrance door, Upvc window, fitted carpet, power points, door leading to main hallway.

## Wide Entrance Hall

Fitted carpet, coved ceiling, radiator, under stair recess, galleried staircase leading off to first floor.

## Lounge 18'0" x 11'11" (5.5 x 3.64)

Fitted carpet, coved ceiling, power points, radiator, T.V point, Upvc bay window, feature fireplace with inset feature fire and marble hearth, double doors leading to the dining room.

## Dining Room 11'5" x 10'0" (3.5 x 3.07)

Fitted carpet, coved ceiling, power points, radiator, double doors leading to the lounge, Upvc sliding patio doors leading to conservatory.

## Conservatory 9'2" x 11'5" (2.8 x 3.5)

Ceramic tiled flooring, glass pitched roof, large aspect Upvc windows, double patio doors leading to the rear garden.







### Study 8'0" x 7'6" (2.45 x 2.29)

Fitted carpet, coved ceiling, Upvc window, power points.

### Kitchen/Diner 11'4" x 13'10" (3.47 x 4.24)

Ceramic tiled flooring, full range of fitted kitchen units, extended work surfaces, double stainless sink with single drainer, tiled splash backs, recess for white goods, integral electric oven with four burner ceramic hob, stainless steel splash back, extraction cooker hood, under unit spot lighting, radiator, ample space for family size dining table and chairs.

### Utility Room

Ceramic tiled flooring, recess for white goods including plumbing for washing machine and dishwasher, wall mounted cupboards, energy efficient boiler, power points, Upvc window, walk in full length pantry cupboard, Upvc door leading to rear garden.

### Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, wall mounted sink with tiled splash back, radiator, Upvc window.

### Directions

Seavert Close is the first right hand turning off Deepdale. Pakefield beach is within walking distance. There are good local bus services and a good choice of popular local schooling



## First Floor

Central galleried landing, fitted carpet, power points, full sized airing cupboard, loft access leading to insulated loft space.

## Bedroom 1 15'6" x 11'10" (4.73 x 3.63 )

Fitted carpet, Upvc window, radiator, power points, T.V point, fitted wardrobes with sliding mirror doors, full length walk in storage cupboard/wardrobe.

## En-Suite Shower Room

Vinyl flooring, shower suite comprising of a fully enclosed shower cubicle, vanity sink unit, low level W.C, full length heated towel rail, Upvc window.

## Bedroom 2 12'5" x 13'7" (3.80 x 4.15)

Fitted carpet, Upvc window, radiator, power points, T.V point, fitted wardrobes with sliding doors.

## Bedroom 3 8'11" x 17'2" (2.72 x 5.24)

Fitted carpet, double aspect Upvc windows, radiator, power points, fitted wardrobes.

## Bedroom 4 9'1" x 9'2" (2.79 x 2.81)

Fitted carpet, Upvc window, radiator, power points.

## Family Bathroom

Fitted bathroom flooring, white bathroom suite comprising of a panelled jacuzzi bath shower over, low level W.C, pedestal sink, radiator, full tiled walls, Upvc window.

## Outside

The frontage has a large driveway and double garage along with an open plan lawned front garden. The rear has a private lawned garden along with patio seating area all enclosed via high fencing.

## Property Services & Tenure

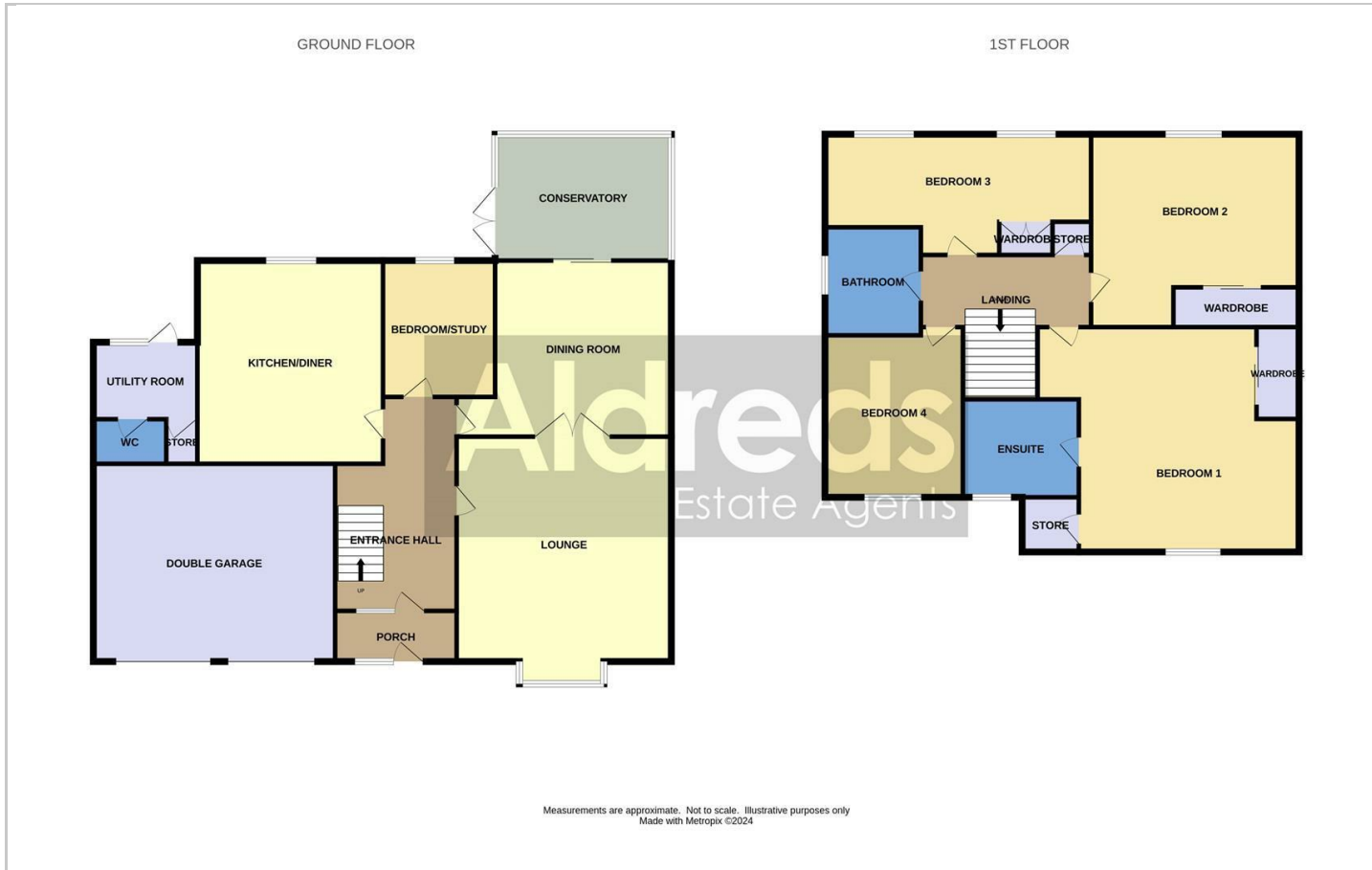
Council Tax Band - E

Mains - Water Drainage Gas & Electricity

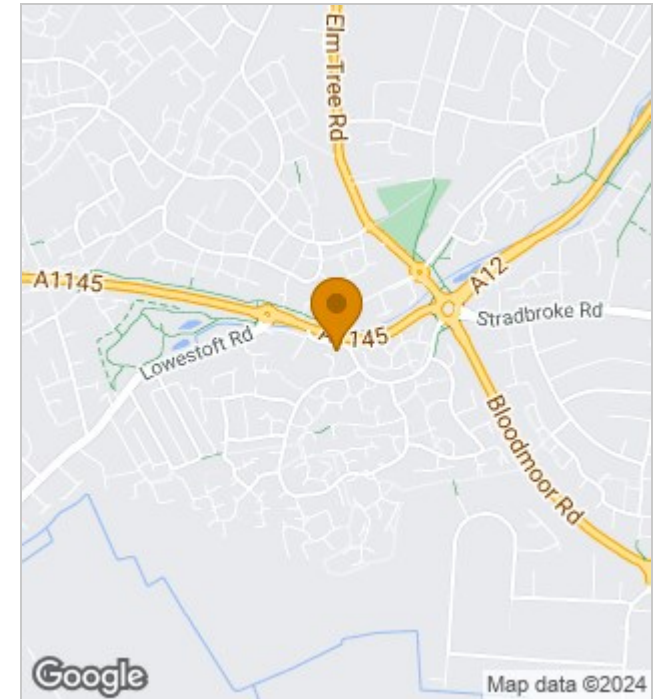
Fully Owned PV Solar Panels

Tenure - Freehold

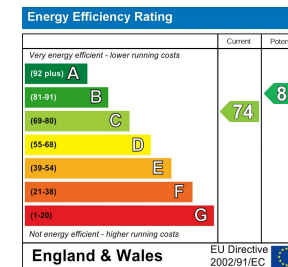
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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