



## 30 Rounces Lane

Carlton Colville, Lowestoft, NR33 8AH

£225,000



\*\*\* BEAUTIFULLY PRESENTED BUNGALOW \*\*\* Stunning Carlton Village Location, within a short distance of all amenities and Carlton Marshes and Nature Reserve. The spacious accommodation includes a quality fitted kitchen leading into a fully heated conservatory, large lounge, 2 double bedrooms and a lovely bathroom and shower. The outside space includes a spacious front driveway and Private rear lawned garden with 2 modern storage sheds. The bungalow has been decorated tastefully throughout and all floor coverings are included within the price. Benefits also include gas central heating and Upvc windows. A bungalow simply ready to move in with no onward chain.





### Wide Entrance Hall

Laminate flooring, Upvc entrance door, radiator, power points.

### Lounge 12'8" x 12'11" (3.87 x 3.95 )

Laminate flooring, flat plastered and coved ceiling, Upvc bay window, power points, radiator, T.V point, telephone point.

### Kitchen 8'0" x 12'6" (2.46 x 3.82)

Ceramic tiled flooring, full range of quality modern fitted kitchen units, extended marble effect work surfaces, stainless steel sink with single drainer, recess for all white goods including plumbing for washing machine & dishwasher, stainless steel electric oven with matching four burner gas hob, stainless steel extraction hood, tiled splash backs, power points, radiator, spot lighting, double Upvc patio doors leading to the conservatory.

### Conservatory 10'0" x 10'11" (3.05 x 3.33)

Ceramic tiled flooring, pitched poly carbonate roof, radiator, power points, large aspect Upvc windows, double Upvc patio doors, leading to the rear garden.

### Bedroom 1 12'0" x 11'0" (3.68 x 3.36 )

Fitted carpet, flat plastered and coved ceiling, Upvc window, power points, radiator, full range of fitted wardrobes with sliding mirrored doors.

### Bedroom 2 8'0" x 12'1" (2.45 x 3.70 )

Fitted carpet, double aspect Upvc windows, radiator, power points, full length fitted wardrobe/cupboard.

### Family Bathroom 7'10" x 5'10" (2.40 x 1.80)

Ceramic tiled flooring, quality white fitted bathroom suite comprising of a shower set over a panel bath, vanity sink unit, low level w.c with a enclosed cistern, half tiled walls, full length heated towel rail, extractor fan, Upvc window, loft access leading to insulated loft space.

### Outside

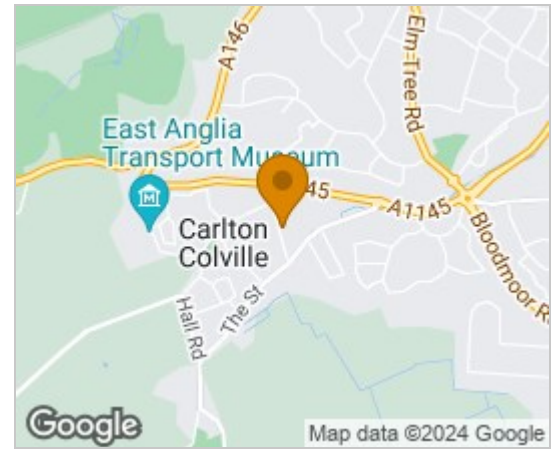
#### Outside To The Front

There is a large driveway providing ample off road parking for 3+ vehicles, would be ideal for the storage of leisure vehicles or caravans, laid to shingle with concrete footpath leading to front door enclosed by low level fencing.

#### Outside To The Rear

There is a fully enclosed private lawned garden with 2 timber and felt garden sheds, modern raised timber decked seating area, side path leading to front driveway, all enclosed by modern high fencing.

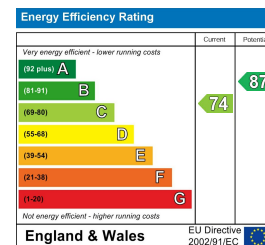
### Area Map



### Floor Plans



### Energy Efficiency Graph



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