



13 Lowestoft Road

Carlton Colville, Lowestoft, NR33 8JE

£230,000



Aldreds are delighted to offer this 3 bedroomed semi-detached house situated in this very desirable Carlton Colville village location. This superb family home offers an outstanding living space and includes an entrance porch, entrance hall, lounge, dining room, kitchen and utility room, ground floor bathroom. On the first floor there are 3 separate bedrooms and a W.C. To the outside there is a spacious lawned rear garden and a rear driveway providing parking for 2 cars. There are also the benefits of gas fired central heating, Upvc double glazing and the property is neutrally decorated throughout. Offering outstanding value for money. An early viewing is strongly recommended. No onward chain.



Entrance Porch

Timber effect vinyl flooring, Upvc entrance door.

Entrance Hall

Fitted carpet, stairs off to the first floor.

Lounge 10'11" x 13'1" (3.33 x 4.01)

Fitted carpet, coved ceiling, Upvc bay window, radiator, power points, T.V point, double doors leading to the dining room.

Dining Room 12'3" x 13'6" (3.75 x 4.13)

Laminate flooring, coved ceiling, Upvc window, radiator, power points, 2 x full length walk in storage cupboards.

Kitchen 13'1" x 8'0" (3.99 x 2.44)

Timber effect vinyl flooring, range of fitted kitchen units, extended roll top work surfaces, recess for white goods including plumbing for a washing machine, stainless steel sink with single drainer, Upvc window, tiled splash backs, Upvc door, flat plastered ceiling, spot lighting.

Utility Room

Timber effect vinyl flooring, recess for white goods including plumbing for washing machine and dishwasher, wall mounted boiler, roll top work surfaces, tiled splash backs.

Family Bathroom

Timber effect vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, radiator, tiled splash backs, Upvc window.

First Floor

There is a full size landing with fitted carpet, Upvc window.

Cloakroom

Cloakroom suite comprises of a low level W.C, wall mounted sink, tiled splash backs, spot lighting, extractor fan, tiled effect vinyl flooring.

Bedroom 1 12'11" x 10'10" (3.94 x 3.32)

Fitted carpet, Upvc bay window, radiator, power points, full length fitted cupboard/wardrobe.

Bedroom 2 7'3" x 10'7" (2.22 x 3.23)

Fitted carpet, Upvc window, radiator, power points.

Bedroom 3 8'8" x 6'7" (2.66 x 2.03)

Fitted carpet, Upvc window, power points, radiator.

Outside To The Front

To the front there is a spacious lawned garden enclosed by low level walls and fencing with patio footpath leading to front door. There is a side gate with footpath leading to rear garden.

Outside To The Rear

There is a spacious lawned garden with 2 timber and felt storage sheds, patio seating area and a further patio footpath leading to a timber gate which then leads out to a rear driveway providing off road parking to 2 vehicles. There would be space for a garage if required subject to the appropriate planning permissions.

Tenure And Services

Freehold

Council Tax Band B

Mains Electric Gas And Drains

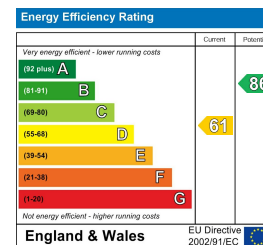
Area Map



Floor Plans



Energy Efficiency Graph



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