

Aldreds
Estate Agents



8 Aveling Way

Carlton Colville, Lowestoft, NR33 8BU

£350,000



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8 Aveling Way

Carlton Colville, Lowestoft,

NR30 2PL

Aldreds are delighted to offer this immaculate 4 bedroomed detached property situated in this very desirable Carlton Colville location. The current occupiers have improved this property with no expense spared and really is presented to an immaculate standard throughout with quality fixtures and fittings. The versatile accommodation includes a spacious lounge leading in to a Upvc conservatory, beautifully fitted kitchen with integral appliances, 2 ground floor double bedrooms, one currently being used as a games room and the master bedroom has an en suite bathroom. On the first floor there are 2 further double bedrooms and a modern family bathroom with shower. Outside to the front there is a driveway providing off road parking and to the rear there is an fully enclosed low maintenance garden with raised fish pond. All in all a fantastic house with the options of ground floor bedrooms being ideal for teenage children or elderly relatives. Early viewing strongly recommended.

Entrance Porch

Upvc entrance door.

Wide Entrance Hall

Fitted carpet, radiator, galleried staircase off to the first floor, power points, telephone point.

Lounge

10'9" x 20'8" (3.28 x 6.30)

Laminate flooring, flat plastered and coved ceiling, radiators, power points, T.V point, double patio doors leading to the conservatory.

Conservatory

7'10" x 8'8" (2.40 x 2.66)

Laminate flooring, pitched poly carbonate roof, large aspect Upvc windows, power points, electric heating, Upvc door leading out the rear garden.

Kitchen

13'10" x 9'2" (4.23 x 2.80)

Laminate flooring, full range of quality fitted modern kitchen units, extended roll top work surfaces, range cooker space with stainless steel splash back, double width stainless steel extraction cooker hood, range of built in appliances including dishwasher, fridge and freezer, central island creating extra storage cupboards and breakfast bar, power points, with USB inserts, flat plastered ceiling with inset spot lighting, full length feature radiator, ceramic sink with drainer, sealed unit double glazed door leading to rear garden, Upvc window, walk in utility area with recess for all white goods, plumbing for washing machine, enclosed by matching sliding doors.

Games Room/Bedroom 4

8'6" x 16'2" (2.6 x 4.95)

Timber effect vinyl flooring, flat plastered and coved ceiling, double aspect Upvc windows, power points, radiator, full length cupboard housing the modern energy efficient combination boiler.





Bedroom 1 (Ground Floor)

11'1" x 12'2" (max) (3.40 x 3.72 (max))

Fitted carpet, walk in Upvc bay window, radiator, power points, T.V point, full range of built in wardrobes.

En Suite Bathroom

This does Jack and Jill with the main entrance hall. Laminate tiled flooring, p-shaped panel bath, radiator, low level W.C, vanity sink unit, inset spot lighting with flat plastered ceiling, extractor fan, part aqua board walls, double aspect, Upvc window.

First Floor

Central galleried landing, eaves storage cupboard, radiator, full size airing cupboard, velux window.

Bedroom 2

9'4" x 11'4" (2.87 x 3.46)

Fitted carpet, Upvc window, radiator, power points, range of built in wardrobes.

Bedroom 3

8'7" x 11'7" (2.63 x 3.55)

Fitted carpet, Upvc window, radiator, power points, T.V point, full length fitted wardrobe, further eaves storage space.



Family Bathroom

Laminate tiled flooring, quality fitted bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, aqua board splash back walls, velux window, radiator, shaver socket.

Tenure And Services

Freehold

Mains Gas Electric And Drainage

Council Tax Band - D

Outside To The Front

There is a open plan garden laid to artificial turf with a drive way providing off road parking.

Outside To The Rear

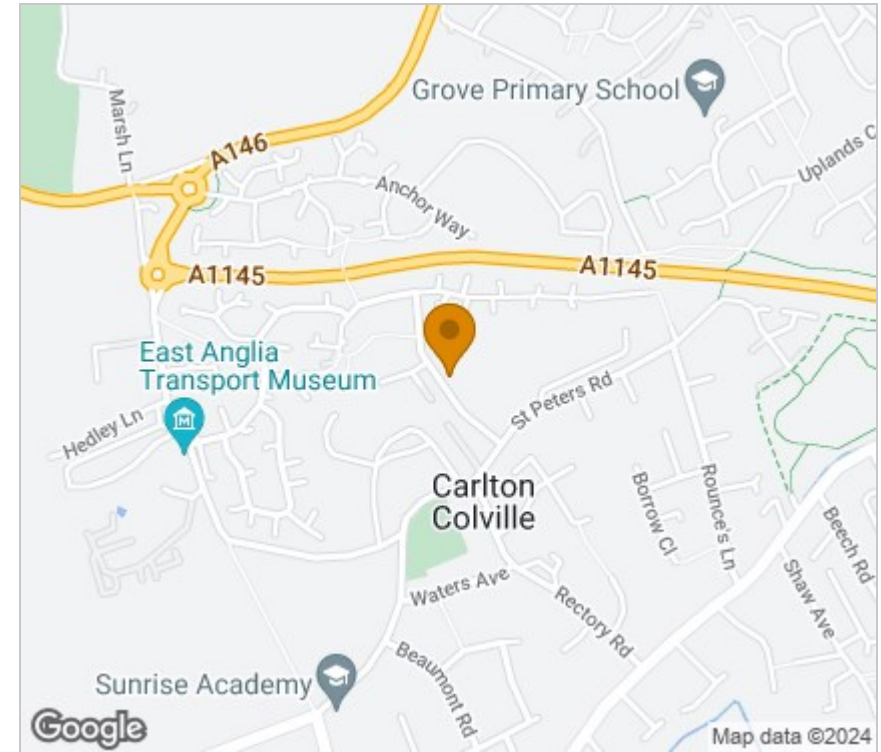
There is a beautifully presented low maintenance garden with stoned border surrounds, central patio seating area, modern raised fish pond, substantially built timber and felt workshop/storage shed, all enclosed by modern timber fencing and has the advantage of having a very private rear and side aspect.



Floor Plan



Area Map



Viewing

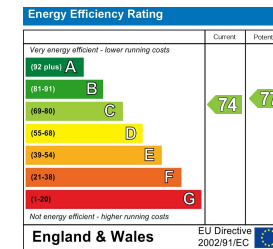
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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