

Aldreds
Estate Agents



21 Church Lane

Carlton Colville, Lowestoft, NR33 8AY

Offers Over £325,000



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Aldreds are delighted to offer this immaculate 3 bedroom well extended detached bungalow situated in the very desirable Carlton Colville village location. The current owners have maintained the property to an excellent standard throughout with tasteful decorations and quality fixtures and fittings. The lounge has beautiful open field views. Benefits also include Gas fire central heating and uPVC double glazing throughout. To the outside of the property there is a large frontage providing ample off road parking and to the rear is a beautiful lawned garden and established vegetable plot with the addition of large garage and brick built office perfect for working from home. This is a superb property and viewing is highly recommended to fully appreciate the stunning views and amazing extended living space!

Entrance Hall & Porch

Ceramic tiled flooring, uPVC double glazed window, fitted units housing water softener, radiator, wall mounted energy efficient combination boiler

L shaped Lounge/Diner

16'10" x 20'11" (max) (5.15 x 6.38 (max))

Fitted carpet, large double aspect uPVC double glazed window providing field views, TV point, power points, modern timber fireplace with marble effect inset and living flame electric fire, ample space for family size dining table and chairs, full length storage cupboard

Kitchen

9'1" x 7'5" (2.79 x 2.28)

Luxury vinyl flooring, quality modern white fitted kitchen units with extended work surfaces, integral NEFF electric oven, BOSCH ceramic hob, extraction cooker hood, tiled splashbacks, double stainless steel sink with single drainer, radiator, uPVC window and uPVC door leading to rear garden, recess and plumbing for dishwasher, space for fridge/freezer

Inner Hallway

Fitted carpet, loft access leading to insulated loft space

Bedroom 1

11'1" x 10'11" (3.40 x 3.34)

Fitted carpet, coved ceiling, radiator, TV point, power points, uPVC double glazed window, door leading to ensuite, bi-folding doors leading to:

Garden Room / Rear Sitting Room

11'8" x 7'11" (3.57 x 2.43)

Fitted carpet, coved ceiling, radiator, power points, double sliding patio doors leading to rear garden





Ensuite / Utility Room

5'6" x 10'9" (1.7 x 3.30)

Vinyl flooring, modern bathroom suite comprising of shower over panel bath, low level WC, full length heated towel rail, vanity sink unit, built in washing machine, tiled splashed backs, uPVC double glazed window, extractor fan

Bedroom 2

10'10" x 9'7" (3.32 x 2.93)

Fitted carpet, coved ceiling, radiator, power points, TV point, wide opening leading to:

Study/Dressing area

5'10" x 6'6" (1.80 x 2.0)

Fitted carpet, uPVC double glazed window, radiator, power points

Bedroom 3

7'11" x 6'10" (2.43 x 2.10)

Fitted carpet, uPVC double glazed window, radiator, power points

Family Bathroom

Timber effect vinyl flooring, modern bathroom suite comprising of shower over panel bath, vanity sink unit, low level WC, full length heated towel rail, half tiled walls, uPVC double glazed window

Outside

To the front there is a beautifully presented front garden which is laid to lawn with a full range and flower and shrub borders, large double width brick weave driveway leading to pitched brick built garage with double opening doors. The garage offers power points and lighting. To the rear is a beautifully presented lawned garden with full range of flower and shrub borders, patio seating area, central trees, greenhouse, vegetable planting area, modern metal storage shed, external brick built office ideal for working from home, side access door leading to garage with electrics and lighting, side gate leading to front of property, all enclosed by modern timber fencing.

Services And Tenure

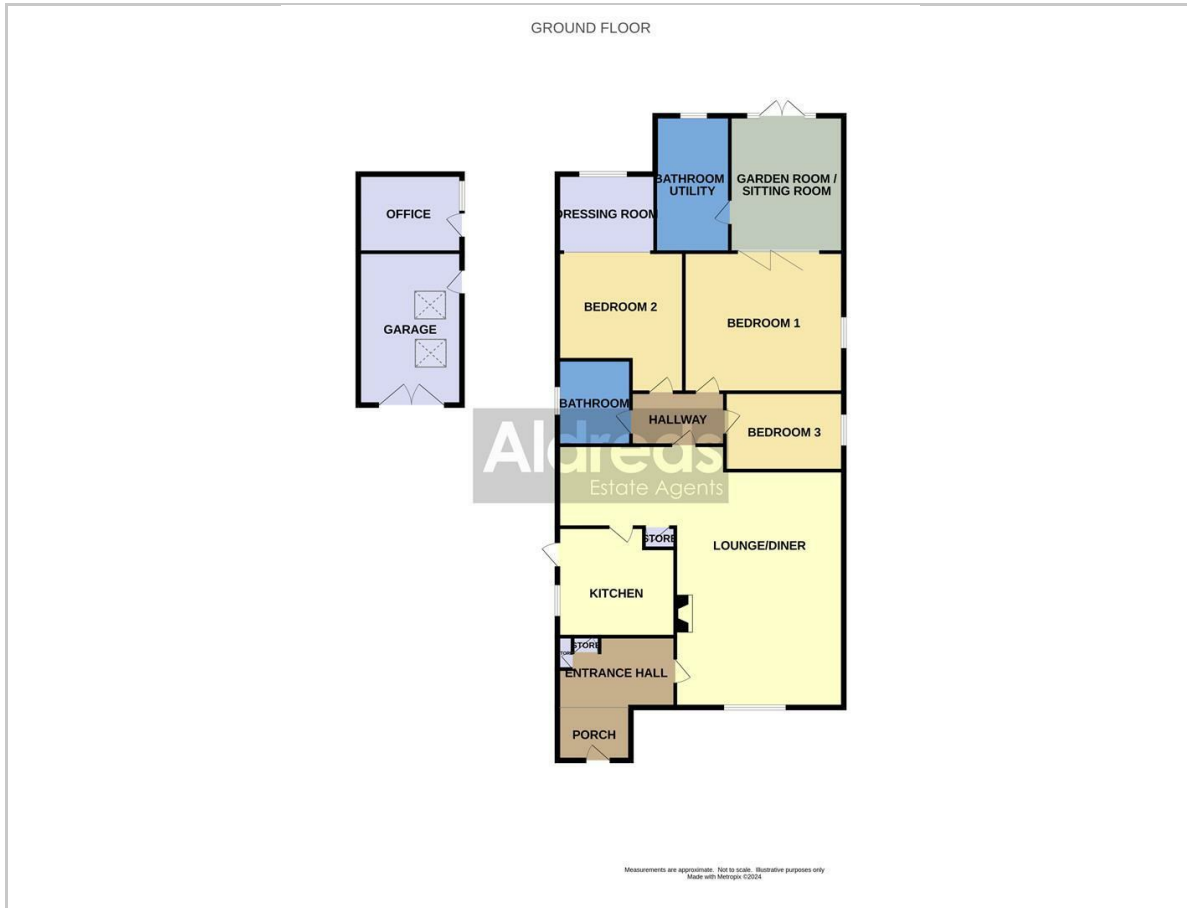
Gas, electrics, water, drainage

Freehold

Council Band - C



Floor Plan



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.

Disclaimer

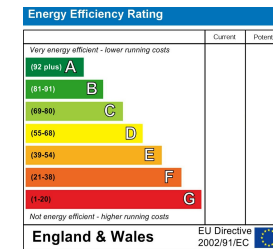
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Area Map



Energy Efficiency Graph



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