

**Aldreds**  
Estate Agents



14 The Gardens

Carlton Colville, Lowestoft, NR33 8LQ

Asking Price £265,000



## 14 The Gardens

Carlton Colville, Lowestoft, NR33 8LQ

Aldreds are delighted to offer this 3 bedroomed semi detached house situated in this very desirable Carlton Colville Village location. This superb family home benefits from a large frontage which provides parking for a variety of cars or leisure vehicles which all leads to a double length brick built detached garage. The versatile internal accommodation includes an entrance porch, wide entrance hall, extended lounge/diner, open plan kitchen/diner, ground floor W.C and Upvc conservatory. On the first floor there is a full size galleried landing, 3 separate bedrooms and a family shower room. To the outside of the property there is private rear garden and a further side garden which provides further parking if required. There are also the benefits gas fired central heating fired by a modern combination gas boiler and Upvc double glazed windows and doors. Properties in this desirable location with this amount of outside space rarely come to market and an early viewing is strongly advised.

### Entrance Porch

Ceramic tiled flooring, Upvc entrance door, Upvc window.

### Wide Entrance Hall

Fitted carpet, feature round window, radiator, stairs off to the first floor, power points.

### Lounge/Diner

21'9" x 11'6" (6.64 x 3.51 )

Fitted carpet, coved ceiling, radiator, power points, T.V point, fireplace with living flame fire, double aspect Upvc windows, this room has been extended to the front which creates a beautiful space for family size dining table and chairs.

### Kitchen/Diner

10'9" x 13'1" (3.28 x 3.99)

Ceramic tiled flooring, range of modern fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, eye level double Neff oven with matching four burner ceramic hob, extraction cooker hood, tiled splash backs, power points, Upvc window, recess for white goods, ample space for family size dining table and chairs, spot lighting.

### Rear Lobby

Ceramic tiled flooring, Upvc door leading to conservatory.

### Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, radiator, half tiled walls, Upvc window.

### Conservatory

7'11" x 18'9" (2.43 x 5.74)

Ceramic tiled flooring, triple aspect Upvc windows, sliding doors leading out to the garden, fitted units, work surface, power points, electric heating, recess and plumbing for washing machine, recess for tumble dryer.





### First Floor

central galleried landing, fitted carpet, power points, Upvc window, loft access leading to insulated loft space.

### Bedroom 1

14'2" x 9'0" (4.34 x 2.76)

Fitted carpet, flat plastered and coved ceiling, radiator, power points, T.V point, Upvc window, full length fitted cupboard housing the modern energy efficient combination gas boiler.

### Bedroom 2

11'2" x 10'3" (3.41 x 3.13)

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

### Bedroom 3

11'6" x 7'2" (3.53 x 2.20)

Fitted carpet, coved ceiling, Upvc window, power points, radiator, T.V point, over stair storage cupboard.

### Family Shower Room

Laminate flooring, modern shower suite comprising of an over sized shower cubicle enclosed by curved glass screen doors and aqua board splash backs, vanity sink unit, low level W.C with enclosed cistern, full length heated towel rail, fully tiled walls, Upvc window, extractor fan.

### Tenure And Services

Freehold

Council Tax Band B

Mains Electric Gas Water And Drains

### Outside To The Front

There is a large frontage providing off road parking for a variety of cars or leisure vehicles, long concrete drive way which leads to an over sized double length brick built garage, laid to ornamental stone, shrub borders.

### Outside To The Rear

There is a beautifully presented low maintenance garden which is laid to brick weave footpaths and seating areas, central raised shrub border, timber and felt summer house, timber potting shed, enclosed by high timber fencing, further side garden which would provide further off road parking if required, lean to conservatory/garden room, power points, Upvc windows, Upvc patio doors.

### Double Garage

33'1" x 8'8" (10.10 x 2.65)

Up & over door, Upvc window and side access door, range of power points and lighting.



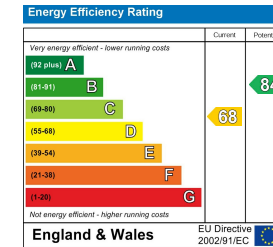
## Floor Plan



## Area Map



## Energy Efficiency 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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