

Aldreds
Estate Agents



12 The Graylings

Carlton Colville, Lowestoft, NR33 8ND

Asking Price £375,000



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Aldreds are delighted to offer this 4 bedroomed detached property which has been very well extended and presented to an outstanding standard throughout. This property really does offer larger accommodation than most including an entrance porch, wide entrance hall, ground floor W.C, large extended lounge which leads in to a formal dining room, modern fitted kitchen/breakfast room that leads in to a garden room. To the first floor there are 4 bedrooms a family shower room and bedroom 3 includes an en-suite shower room for guests. Outside to the front there is a brick weave driveway providing parking for up to 4 cars which leads to an integral garage and to the rear there is a beautifully presented south facing lawned garden which has very private rear and side aspect. Benefits also include fully owned PV solar panels giving free day time electricity and a £900 annual cash return (approx) This outstanding family home really is one to be seen which offers outstanding living space for large families and early viewing is recommended.

Entrance Porch

Fitted carpet, Upvc entrance door, radiator.

Wide Entrance Hall

Fitted carpet, galleried staircase off to the first floor, coved ceiling, radiator, power points, under stair storage recess.

Cloakroom

Modern cloakroom suite comprising of a low level W.C, modern curved corner hand basin, full length towel rail, fully tiled walls, ceramic tiled flooring, Upvc window.

Lounge

11'10" x 22'0", 2'0" (3.62m x 6.71m, 0.61m)

Fitted carpet, coved ceiling, triple aspect Upvc windows including Upvc patio doors leading out to the rear garden, radiator, power points, T.V point, coved ceiling, wide bi-folding doors leading to the formal dining room.

Dining Room

12'9" x 11'10" (3.90 x 3.62)

Laminate flooring, coved ceiling, Upvc window, power points, radiator, wide bi-folding doors leading in to the lounge.

Kitchen/Breakfast Room

17'3" x 10'3" (5.28 x 3.14)

Ceramic tiled flooring, full range of modern fitted kitchen units, extended work surfaces, double composite sink with single drainer, built in Neff appliances including 2 electric ovens, electric hot plate, ceramic hob, glass splash back, double width extraction cooker hood, built in dishwasher, space for an American fridge/freezer, built in washing machine & tumble dryer, coved ceiling, power points, radiator, double aspect Upvc windows including Upvc door leading to the rear garden, Upvc double doors leading to the garden room.

Garden Room

12'3" x 8'8" (3.74 x 2.65)

Fitted carpet, pitched solid ceiling, large aspect Upvc windows, radiator, T.V point, power points, double patio doors leading to the rear garden.

First Floor

Central galleried landing with fitted carpet, loft access leading to insulated loft space, full length airing cupboard.

Bedroom 1

22'2" x 11'10" (6.76 x 3.62)

Laminate flooring, double aspect Upvc window, radiators, T.V point, power points, coved ceiling.





Bedroom 2

11'10" x 12'2" (3.62 x 3.73)

Laminate flooring, Upvc window, power points, radiator, full range of fitted bedroom furniture including wardrobes, drawers and over head storage cupboards, T.V point.

Bedroom 3

16'5" x 8'2" (5.02 x 2.5)

Laminate flooring, coved ceiling, power points, Upvc window, radiator, full range of modern fitted wardrobes, drawers and over head storage cupboards.

En Suite Shower Room

Modern shower suite including a double width fully tiled shower cubicle, vanity sink unit, low level W.C, radiator, shaver socket, fully tiled walls, Upvc window, extractor fan, full length storage cupboard.

Bedroom 4

8'2" x 7'8" (2.49 x 2.36)

Laminate flooring, Upvc window, radiator, power points, coved ceiling.

Family Shower Room

Laminate tiled flooring, quality shower suite comprising of a double width shower cubicle, vanity sink unit, low level W.C, radiator, fully tiled walls, Upvc window, extractor fan.

Services And Tenure

Freehold

Mains Gas Electric Drains And Water

Council Tax Band - C

EPC - B

Fully owned PV Panels

Outside To The Front

There is a large brick weave driveway providing parking for up to 4 cars which leads to an integral garage with up and over door, power points & lighting.

Outside To The Rear

There is a beautifully presented south facing lawned garden with raised decked seating area, brick weave patio seating area and footpaths, full range of flower and shrub borders, side access leading to front driveway, fully enclosed by high fencing. There is a private rear and side aspect.



Floor Plan

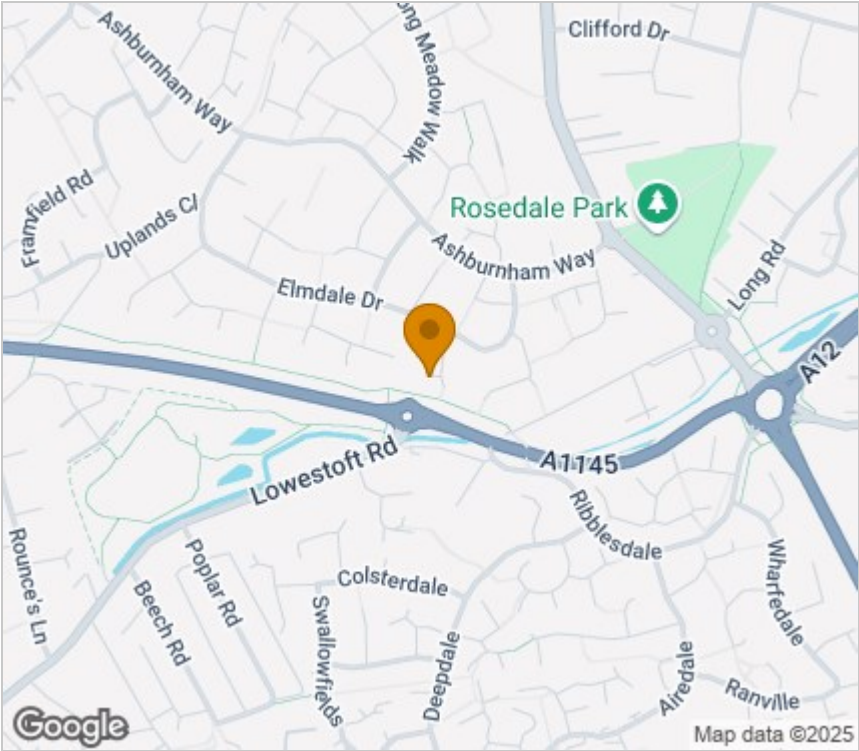


Viewing

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

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Area Map



Energy Efficiency Graph

