

**Aldreds**  
Estate Agents



8 Cromwell Court

Carlton Colville, Lowestoft, NR33 8JJ

Asking Price £220,000





## 8 Cromwell Court

Carlton Colville, Lowestoft, NR33 8JJ

Aldreds are delighted to offer this 3 bedroomed property situated in this very desirable Carlton Colville village location. This superb family home is presented to an immaculate standard throughout with spacious versatile accommodation including an entrance hall, spacious lounge, open plan kitchen/diner, ground floor W.C. To the first floor there is a central galleried landing with 3 generous size bedrooms and a family shower room. To the outside there is a side and rear garden which offers great potential for development or extension subject to planning permission. Further to the rear there is some communal parking. Properties situated in this very quiet pedestrian location very rarely become available. Early viewing strongly recommended.

### Wide Entrance Hall

Fitted carpet, radiator, Upvc entrance door, power points, galleried stair case to the first floor, under stair recess.

### Cloakroom

Tiled effect vinyl flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, tiled splash backs, Upvc window.

### Lounge

12'2" x 13'2" (3.71 x 4.02)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point.

### Kitchen/Diner

17'6" x 11'8" (max) (5.34 x 3.58 (max))

This beautiful open plan kitchen/diner is laid to ceramic tiled flooring, ample space for family sized dining table and chairs, full range of quality fitted kitchen units, extended work surfaces, tiled splash backs, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, full length walk in storage cupboard, Upvc window with Upvc patio doors leading out to the rear garden, T.V point.

### First Floor

Central galleried landing, fitted carpet, full length cupboard housing the modern energy efficient gas boiler, loft access leading to insulated loft space.







### Bedroom 1

12'4" x 13'1" (3.76 x 3.99)

Fitted carpet, Upvc window, radiator, power points.

### Bedroom 2

12'1" x 13'3" (3.70 x 4.05)

Fitted carpet, T.V point, power points, telephone socket, Upvc window, radiator.

### Bedroom 3

9'2" x 8'7" (2.80 x 2.63)

Fitted carpet, Upvc window, radiator, power points.

### Shower Room

Ceramic tiled flooring, modern shower suite comprising of a double width fully tiled shower cubicle, low level W.C, pedestal sink, fully tiled walls, radiator, Upvc window, extractor fan.

### Tenure And Services

Freehold

Council Tax Band A

Mains Gas Electric Drains And Water

### Outside To The Front

There is an open planned lawned garden with concrete footpath leading to front door and side gate leading to the side and rear gardens.

### Outside To The Rear

There is a spacious rear and side garden which is laid to lawn with stoned seating areas, patio footpaths, timber and felt garden shed, full range of flower and shrub borders, timber gate leading out to a footpath which further leads to a communal off road parking area.

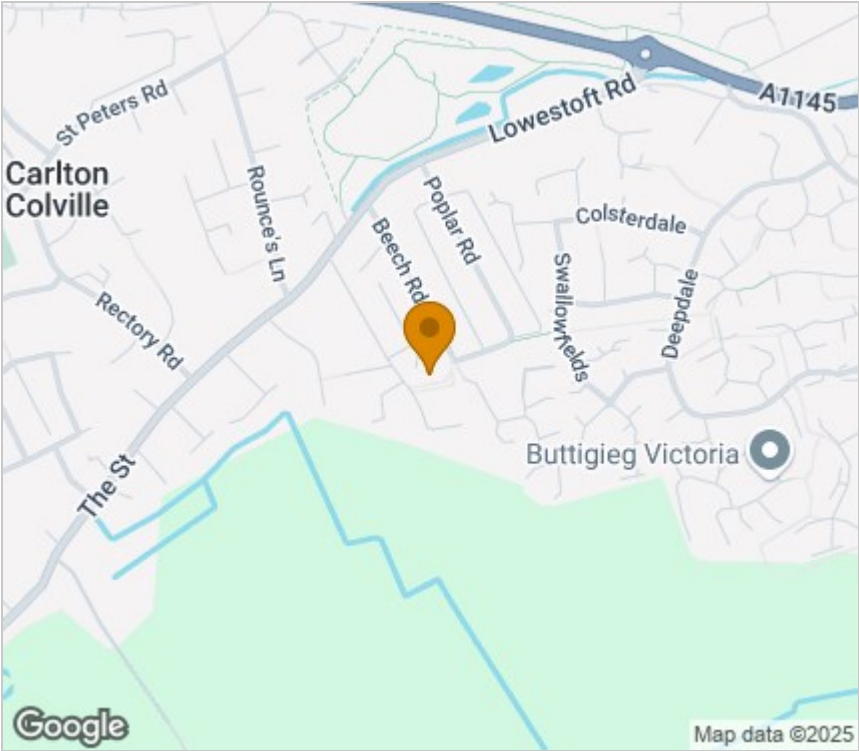
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Floor Plan



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

