



**Aldreds**  
Estate Agents

4 Leona Crescent

Carlton Colville, Lowestoft, NR33 8JY

Offers Over £250,000





## 4 Leona Crescent

Carlton Colville, Lowestoft, NR33 8JY

Aldreds are delighted to offer this 3 bedroomed detached bungalow situated in this very desirable Carlton Colville village location. Presented to a good standard throughout with neutral decorations and a modern fitted kitchen and bathroom. To the outside of the property there is a long front driveway providing ample off road parking with a private non overlooked rear garden which is laid to lawn with a vegetable planting area and a range of fruit trees. Within walking distance you will find local amenities with a good bus service leading in to Lowestoft town center. Properties presented to this high standard and this very desirable village and cul de sac location rarely become available and an early viewing is recommended. No onward chain.

### Entrance Porch

Ceramic tiled floor, sealed unit double glazed entrance door, large aspect sealed unit double glazed windows.

### Entrance Hall

Fitted carpet, full length double width storage cupboard with power points.

### Lounge

15'4" x 10'7" (4.69 x 3.24)

Fitted carpet, large aspect sealed unit double glazed window, T.V point, Power points, tiled fireplace, storage heater, wide opening leading to the dining area.

### Open Plan Dining Area

9'4" x 8'3" (2.85 x 2.54)

Fitted carpet, storage heater, sealed unit double glazed window.

### Inner Hallway

Fitted carpet, loft access leading into insulated loft space, storage heater, full length airing cupboard.







### Kitchen

9'10" x 8'3" (3.01 x 2.54)

Ceramic tiled flooring, range of recently installed modern kitchen units, eye level electric oven with matching four burner ceramic hob, extended work surfaces, power points, ceramic sink with single drainer, tiled splash backs, recess for white goods including plumbing for washing machine, spot lighting, Upvc window, extractor fan, Upvc door leading to rear garden.

### Bedroom 1

11'8" x 11'1" (3.56 x 3.39)

Fitted carpet, Upvc window, power points.

### Bedroom 2

10'8" x 9'6" (3.27 x 2.91)

Fitted carpet, Upvc window, power points.

### Bedroom 3

8'4" x 7'1" (2.55 x 2.17)

Fitted carpet, sealed unit double glazed window, power points.

### Bathroom

Ceramic tiled flooring, modern white bathroom suite comprising of a shower set over a P shaped bath enclosed by curved glass screen, pedestal sink, low level W.C, half tiled walls, extractor fan, sealed unit double glazed window.

### Outside

#### Outside To The Front

There is a patio garden with a range of flower and shrub borders with a long driveway providing ample off road parking for a variety of vehicles which leads down to a garage which is all enclosed by low level brick walls and wrought iron gates.

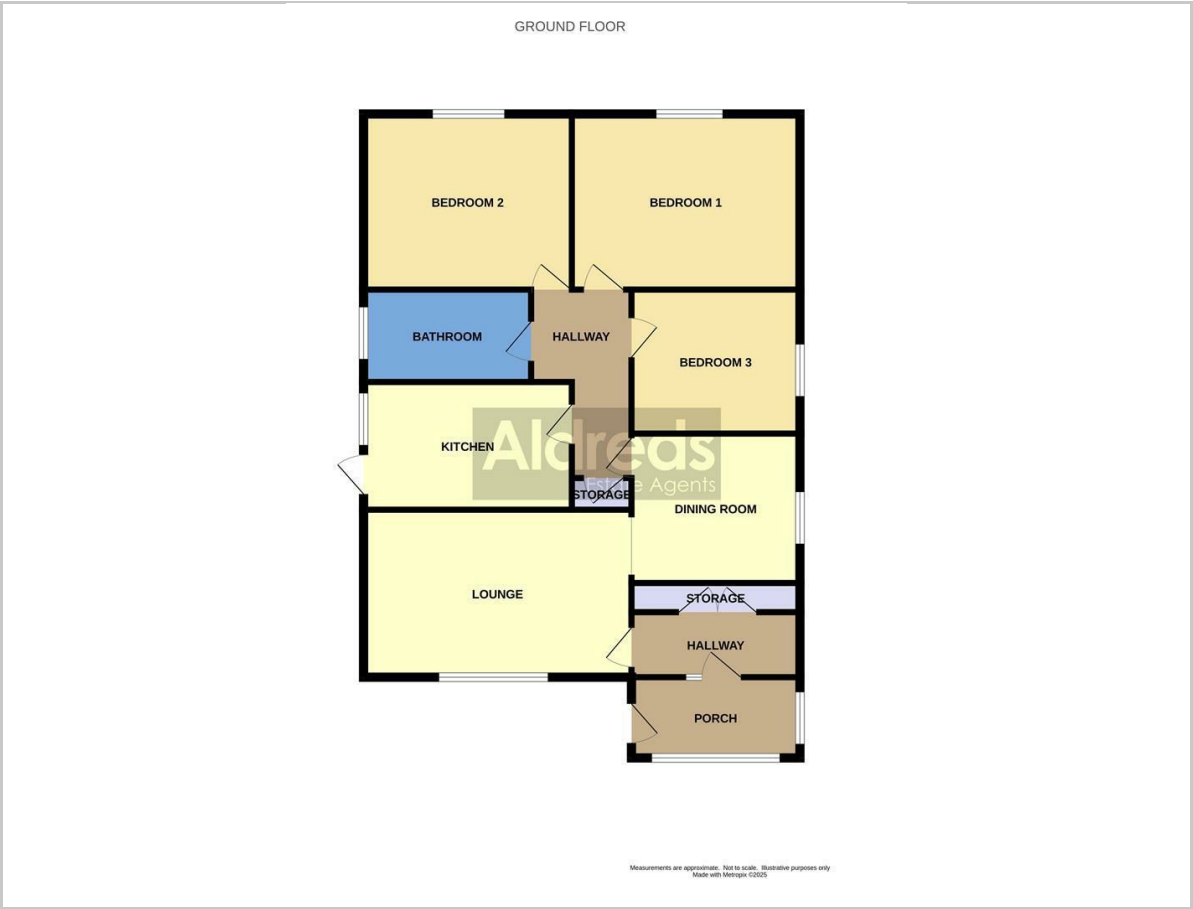
#### Outside To The Rear

There is a private lawned garden with non overlooked rear and side aspect. There is a vegetable planting area, some fruit trees and a patio seating area which is all enclosed by high fencing with side pathway leading to the front drive.

Ref: L2312/03/25



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

