

**Aldreds**  
Estate Agents



1 Brook Close

Carlton Colville, Lowestoft, NR33 8DL

Asking Price £270,000





## 1 Brook Close

Carlton Colville, Lowestoft, NR33 8DL

Aldreds are delighted to offer this 2 bedroomed detached bungalow situated in this very desirable Carlton Colville location. The property benefits from a corner plot wrap around garden all enclosed by curved brick walls. The spacious living accommodation includes an extended lounge/diner, open plan kitchen/diner, 2 bedrooms, inner hallway and bathroom. Outside to the front there is a lawned garden with long driveway providing ample off road parking which leads to a detached brick weave garage and to the rear there is a fully enclosed lawned garden with sunny rear and side aspects. There are also the benefits of Upvc double glazed windows and doors and gas fired central heating. Being within walking distance of all local amenities including bus routes, supermarket and doctors surgery. Also within a short walk there is Carlton Marshes and Nature Reserve. Properties in this desirable location rarely become available and an early viewing is recommended.

### Lounge

13'1" x 14'10" (4.01 x 4.53)

Fitted carpet, power points, T.V point, radiator, Upvc window, Upvc double patio doors leading out to the rear garden.

### Inner Hallway

Fitted carpet, coved ceiling, full length storage/airing cupboard.

### Kitchen/Diner

13'2" x 11'5" (4.03 x 3.48)

Ceramic tiled flooring, full range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, radiator, modern wall mounted condensing gas boiler, double aspect Upvc windows, Upvc door leading to rear garden, eye level double Neff oven with matching four burner gas hob, eye level microwave, space for dining table and chairs.







### Bedroom 1

13'6" x 12'9" (4.13 x 3.91)

Fitted carpet, coved ceiling, power points, radiator, Upvc window, full range of fitted bedroom furniture including wardrobes, drawers and over head storage cupboards.

### Bedroom 2

13'3" x 8'9" (4.05 x 2.67)

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

### Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, radiator, fully tiled walls, extractor fan, Upvc window.

### Outside

#### Outside To The Front

There is a lawned garden enclosed by curved brick walls, with concrete driveway providing ample off road parking for a variety of vehicles which leads to a pitched roofed garage with up and over door with power points and lighting.

#### Outside To The Rear

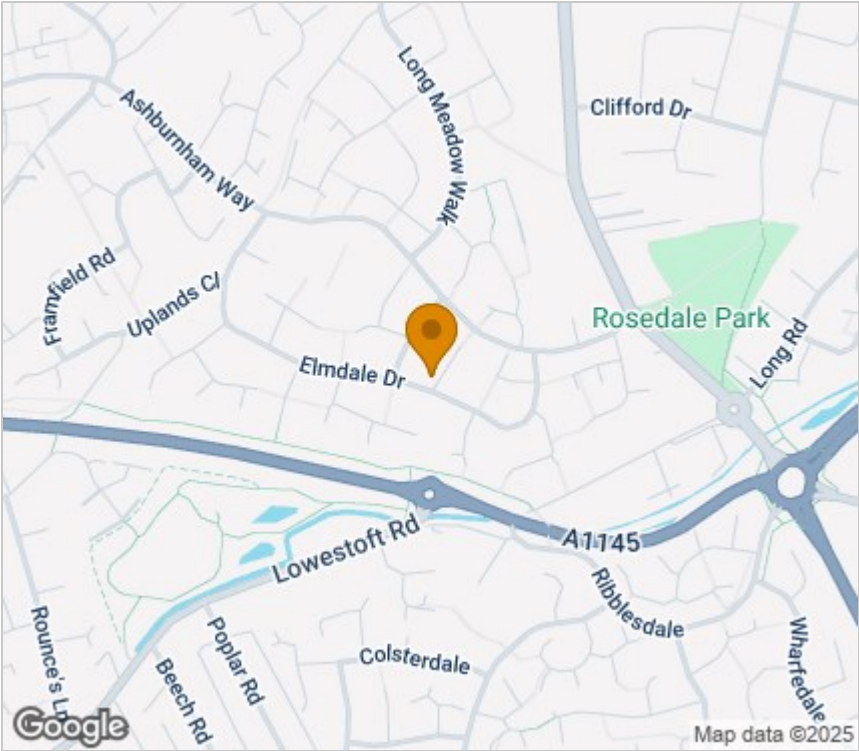
There is a fully enclosed west facing lawned garden with a range of specimen flowers and shrubs, patio seating area, timber and felt garden shed, greenhouse and to the side of the property there is a further patio garden with footpath leading to the main entrance door which is all enclosed by high fencing and curved brick walls.



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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