

Aldreds
Estate Agents



1 Brook Close

Carlton Colville, Lowestoft, NR33 8DL

Offers In Excess Of £250,000



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. *NO CHAIN*

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.

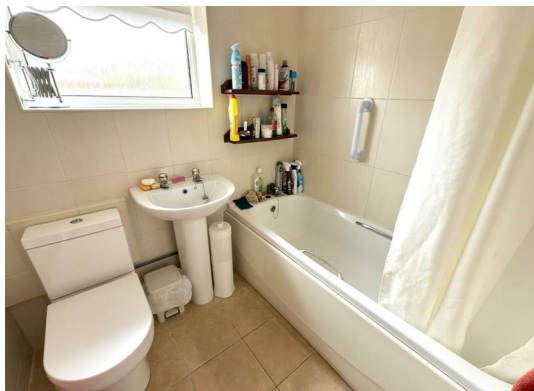
Outside

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

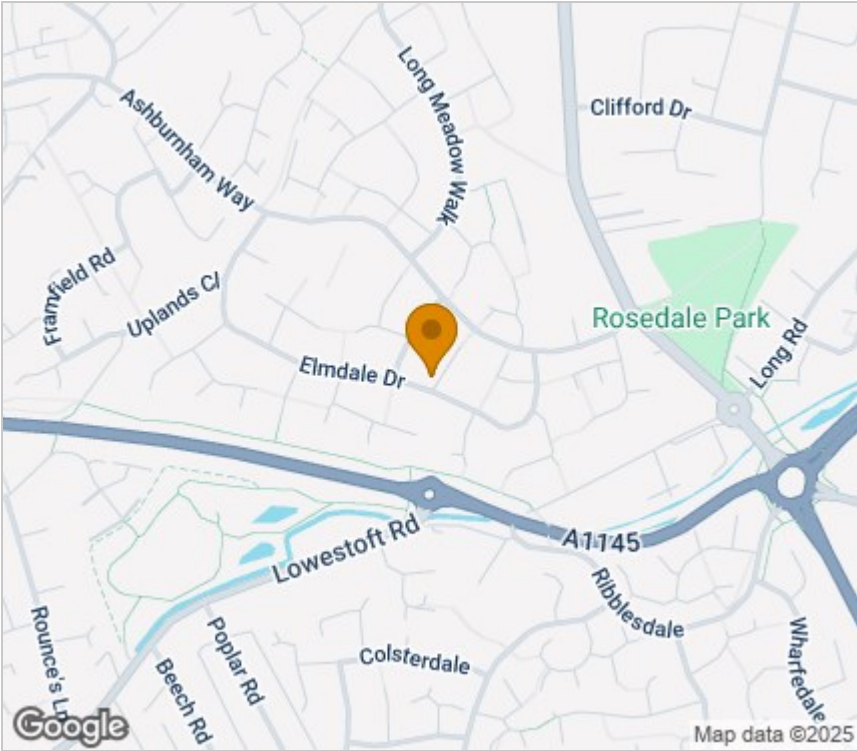


Viewing

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

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

