

**Aldreds**  
Estate Agents



7 Benouville

Carlton Colville, Lowestoft, NR33 8UD

Offers Over £325,000





## 7 Benouville

Carlton Colville, Lowestoft, NR33 8UD

Aldreds are delighted to offer this outstanding four bedroom detached home situated in this very desirable cul-de-sac location within The Dales development in Carlton Colville. This outstanding family home offers versatile spacious accommodation including a wide entrance hall with central galleried staircase, spacious lounge with double doors leading into a formal dining room, a modern fitted kitchen, ground floor WC. On the first floor there are four double bedrooms, master with ensuite and a modern family bathroom. Outside to the front there is a spacious driveway leading to a double length integral garage and to the rear there is a beautifully presented lawned garden with patio seating area. The current owners have made many recent improvements to the property making it an ideal family home. Set at a realistic asking price, early viewing is strongly recommended.

### Wide Entrance Hall

uPVC entrance door, radiator, galleried staircase leading to first floor, telephone point, power points.

### Cloakroom

Fitted flooring, cloakroom suite comprising of a low level WC, vanity sink, fully tiled walls, uPVC window, radiator.

### Lounge

12'5" x 19'9" (3.81 x 6.02)

Fitted carpet, coved ceiling, uPVC bay window, radiator, power points, tv point, living flame gas fire inset in a timber fireplace with marble effect inset, double doors leading to:-

### Dining Room

10'4" x 10'2" (3.15 x 3.11)

Fitted carpet, coved ceiling, radiator, power points, sliding patio doors leading out to rear garden.

### Kitchen

10'9" x 16'6" (max) 'l' shaped (3.3 x 5.03 (max) 'l' shaped)

Tile effect vinyl flooring, a range of quality modern recently fitted kitchen units with extended work surfaces, eye level double electric oven with 5 burner gas hob, extraction cooker hood with stainless steel splashback, tiled splashbacks, double stainless steel sink with single drainer, radiator, recess for white goods including plumbing for a washing machine, uPVC window, full length walk in cupboard, internal access door leading to integral garage.

### Central Galleried Landing

Loft access leading to loft space, full length airing cupboard.







#### Bedroom 1

10'5" x 12'0" (3.20 x 3.67)

Fitted carpet, uPVC window, radiator, power points, fitted wardrobes with sliding mirrored doors.

#### Ensuite Shower Room

Tile effect vinyl flooring, modern shower suite comprising of a fully tiled corner shower cubicle, pedestal sink, low level WC, fully tiled walls, uPVC window, shavers socket, heated towel rail.

#### Bedroom 2

12'0" x 11'4" (3.66 x 3.47)

Fitted carpet, uPVC window, radiator, power points, fitted wardrobe with sliding mirrored doors.

#### Bedroom 3

11'8" x 9'3" (3.56 x 2.83)

Fitted carpet, uPVC window, radiator, power points.

#### Bedroom 4

10'7" x 8'6" (3.25 x 2.60)

Fitted carpet, uPVC window, radiator, power points, full length fitted cupboard/wardrobe.

#### Family Bathroom

Tile effect vinyl flooring, modern bathroom suite comprising of a panel bath, low level WC with enclosed cistern, vanity sink unit, fully tiled walls, radiator, uPVC window.

#### Outside

To the front of the property there is a beautifully presented garden with flower and shrub borders with tarmac driveway providing ample off road parking leading to an integral garage. Outside to the rear there is a beautifully presented lawned garden with patio seating area, timber and felt garden shed, a range of flower and shrub borders enclosed by high timber fencing.



Floor Plan

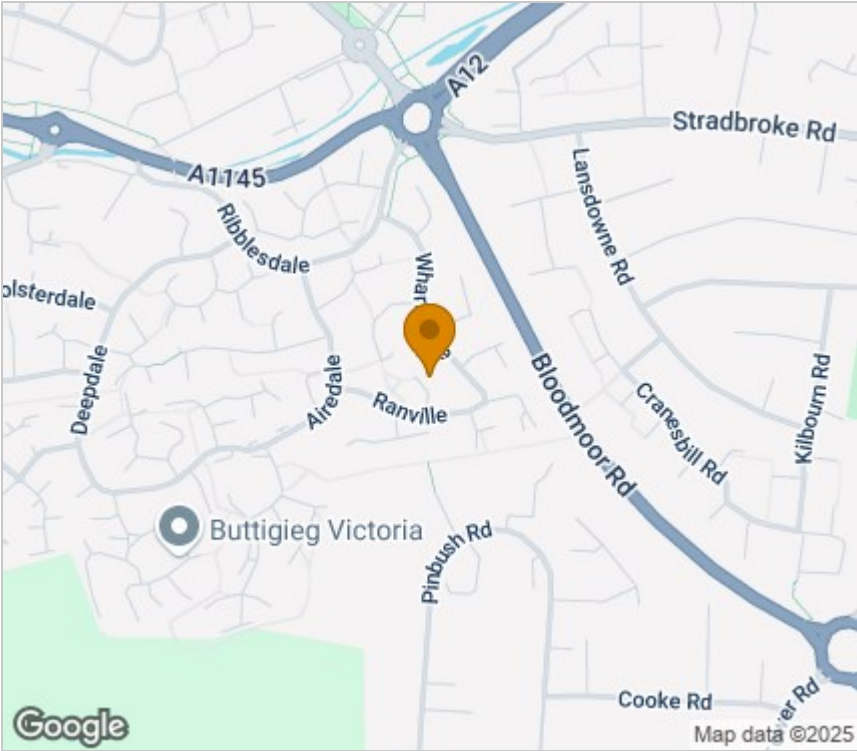


Viewing

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

