



Aldreds
Estate Agents

10 Wannock Close

Carlton Colville, Lowestoft, NR33 8DW

Offers Over £200,000



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Aldreds are delighted to offer this modern 2 bedroomed end terraced property situated in this very desirable Carlton Colville location. This property is presented to an excellent standard throughout with spacious versatile accommodation including entrance porch, open plan lounge/diner, fitted kitchen and to the first floor there is a central landing, 2 double bedrooms and a family bathroom. To the outside front there is a nearby brick built garage and off road parking space and to the rear there is a beautifully presented and private lawned garden. The benefits also include gas fired central heating fired by a modern combination gas boiler and windows and doors are Upvc sealed unit double glazed. The property has been recently decorated throughout with quality fitted bamboo floor coverings. Set at a realistic asking price early viewing is strongly recommended. This would make an ideal first time purchase or family.

Entrance Porch

Bamboo flooring, Upvc entrance door, Upvc window.

Lounge/Diner

19'7" x 11'8" (5.98 x 3.57)

Bamboo flooring, Upvc window, power points, T.V point, radiator, central fireplace with living flame gas fire, under stair storage cupboard, galleried staircase leading off to the first floor.

Kitchen

8'3" x 11'7" (2.53 x 3.55)

Ceramic tiled flooring, range of fitted kitchen units, extended work surfaces, power points, stainless steel sink with single drainer, recess for white goods including integral washing machine, eye level stainless steel electric oven, four burner gas hob, extraction cooker hood, Upvc window, Upvc door leading to rear garden, wall mounted modern energy efficient combination boiler.

Landing

Central galleried landing, fitted carpet, loft access leading to insulated loft space.





Bedroom 1

11'7" x 11'8" (3.55 x 3.57)

Bamboo flooring, Upvc window, radiator, power points, fitted cupboard/wardrobe.

Bedroom 2

10'1" x 11'7" (3.08 x 3.55)

Bamboo flooring, Upvc window, power points, radiator, range of fitted wardrobes with sliding mirrored doors.

Family Bathroom

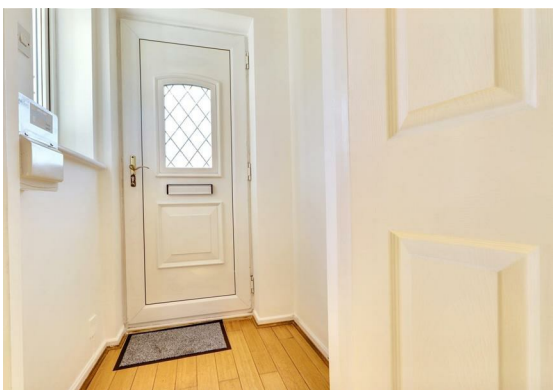
Vinyl flooring, shower set over a panel bath, vanity sink, low level W.C, radiator, Upvc window, half tiled walls.

Outside To The Front

There is a an open plan front garden with a garage in a nearby block with an off road parking space.

Outside To The Rear

There is a fully enclosed and private rear and side aspect with a lawned garden with a range of flower and shrub borders, timber and felt garden shed which is all enclosed by high fencing.



Floor Plan



Viewing

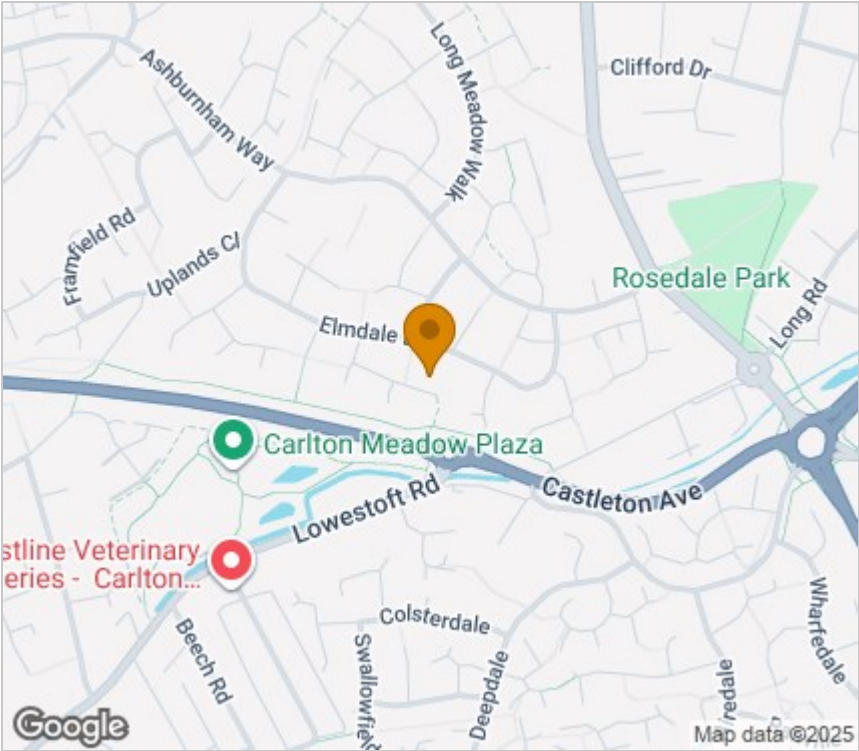
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

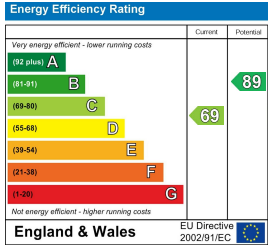
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Area Map



Energy Efficiency Graph



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