

Aldreds
Estate Agents



20 Monarch Way

Carlton Colville, Lowestoft, NR33 8GH

Offers Over £375,000



20 Monarch Way

Carlton Colville, Lowestoft, NR33 8GH

Aldreds are delighted to offer this executive four bedroom detached house situated in this very desirable Carlton Colville location. The property is presented to an outstanding standard throughout and offers spacious versatile accommodation including a wide entrance hall, front to back lounge, formal dining room, open plan kitchen/diner, utility room and ground floor WC. On the first floor there are four double bedrooms, master with ensuite and a family bathroom. Outside to the front there is a large driveway providing parking for three cars which leads to a double garage which has the advantage of an access door leading into the hallway of the property. This would be ideal for a partial or full garage conversion. Outside to the rear there is a private well presented lawned garden. Properties presented to this high standard in this very desirable location rarely become For Sale and an early viewing is strongly recommended to appreciate this outstanding family home.

Wide Entrance Hall

Laminate flooring, large aspect sealed unit double glazed windows, galleried staircase rising to first floor, understairs storage cupboard, radiator, coved ceiling, access door leading to double garage, power points.

Cloakroom

Laminate flooring, modern cloakroom suite comprising of a low level WC, pedestal sink, tiled splashbacks, full length heated towel rail, coved ceiling, extractor fan.

Lounge

12'4" x 20'6" (3.76 x 6.25)

Laminate flooring, coved ceiling, double aspect with uPVC window to front, uPVC double patio doors leading to patio area rear garden, two full length feature radiators, modern fireplace with inset living flame gas fire, tv point, power points, double doors leading to:-

Dining Room

11'1" x 11'2" (3.4 x 3.42)

Laminate flooring, coved ceiling, uPVC window, full length feature radiator, power points, ample space for family size dining table and chairs, double doors leading into lounge.

Kitchen/Diner

9'9" x 14'6" (2.98 x 4.44)

Ceramic tiled flooring, a full range of fitted kitchen units, extended work surfaces, recess for a dishwasher including plumbing, double stainless steel sink with single drainer, built in electric oven, four burner gas hob, enclosed extraction cooker hood, inset spotlighting, tiled splashbacks, uPVC window, radiator, space for full height fridge/freezer, ample space for dining table and chairs.

Utility Room

Ceramic tiled flooring, a range of fitted base units, extended work surface, full length larder cupboard, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, extractor fan, tiled splashbacks, uPVC window, sealed unit double glazed door leading out to side pathway.





Double Garage

17'8" x 21'10" (5.4 x 6.68)

Two up and over doors, power points, lighting, boiler.

Central Landing

Fitted carpet, power point, coved ceiling, full length airing cupboard.

Bedroom 1

12'0" x 12'9" (3.66 x 3.9)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, double built in wardrobe & single built in wardrobe, full length storage cupboard.

Ensuite

Tile effect vinyl flooring, modern shower suite comprising of an oversized fully tiled shower cubicle with folding glass screen doors, low level WC, pedestal sink, tiled splashbacks, full length heated towel rail, extractor fan, uPVC window.

Bedroom 2

11'10" x 12'2" (3.63 x 3.72)

Fitted carpet, coved ceiling, uPVC window, radiator, built in double wardrobe, power points.

Bedroom 3

12'8" x 8'8" (3.88 x 2.65)

Fitted carpet, coved ceiling, radiator, power points, built in single wardrobe, uPVC window.

Bedroom 4

10'2" (max) x 8'8" (3.1 (max) x 2.66)

Fitted carpet, coved ceiling, radiator, power points, uPVC window, built in single wardrobe.

Family Bathroom

Tile effect vinyl flooring, modern white bathroom suite comprising of a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level WC, full length heated towel rail, extractor fan, uPVC window, tiled splashbacks.

Outside

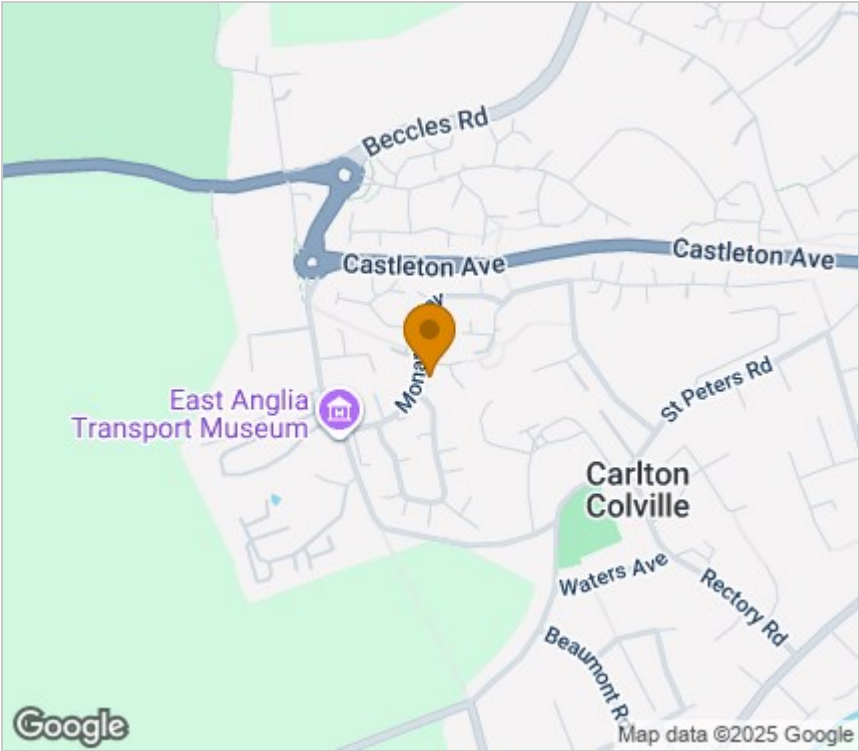
To the front of the property there is a large driveway which could provide parking for up to three cars leading to a double garage (3.66m x 3.9m) with two up and over doors, hedge to front. Outside to the rear there is a beautifully presented garden which is laid to lawn with two patio seating areas, a full range of flower & shrub borders, private rear aspect, side access to left and right of the property, all enclosed by high timber fencing.



Floor Plan



Area Map

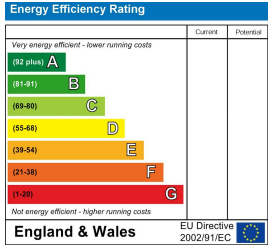


Viewing

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.

Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA