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£325,000



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10 Douglas Close Carlton Colville, NR33 8TT

- EXECUTIVE STYLE DETACHED PROPERTY
- LOCATED ON PRIVATE CUL-DE-SAC
- OVER 1,480 SQ FT OF LIVING
- SOUGHT AFTER NEIGHBOURHOOD
- FOUR BEDROOMS
- MASTER ENSUITE
- TANDEM GARAGE
- IMPOSING HALLWAY
- LARGE DRIVEWAY
- 19FT KITCHEN & UTILITY

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION IN DETAIL

Entrance Hall 3.66m x 3.20m (12' x 10' 6") max

Through the modern front door into your imposing Hall. Wood floor underfoot, a radiator and three uPVC sealed unit double glazed windows attract an abundance of natural daylight. Your staircase leads you up to all first floor rooms and doors lead you to your Kitchen, Lounge and ...

Cloakroom WC 2.50m x 0.90m (8' 2" x 2' 11")

A suite comprises of a low level WC, wash hand basin, radiator and opaque uPVC sealed unit double glazed window.

Lounge 5.20m x 3.63m (17' 1" x 11' 11")

Located at the rear of the property, your Lounge features a wood laminate floor, radiator and fireplace housing your gas fire. A uPVC sealed unit double glazed window and French doors allow lovely views over your rear Garden. A door leads you in to your ...

Dining Room 3.22m x 2.86m (10' 7" x 9' 5")

Located conveniently between you Lounge and Kitchen, your Dining room provides ample space for your family dining suite and features a wood laminate floor, radiator and uPVC sealed unit double glazed window to rear aspect.

Kitchen Breakfast Room 4.49m x 2.86m (14' 9" x 9' 5") plus

Your Kitchen is over 18ft long including the entrance and features a range of base and wall unit fitted to three walls complete with gloss white handleless doors and drawers and a black roll edge worktop over. Integrated appliances include gas hob with extractor hood over and eye level oven and grill. Ample space is also provided for your tall fridge freezer and dishwasher. A one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window, there's a breakfast bar and tiled floor. An archway leads you in to your ...

Utility Room 2.20m x 1.51m (7' 3" x 4' 11")

Keep all you domestic cleaning items out of your Kitchen. There's a sink and plumbing for your washing machine. A door leads you in to your ...

Garage 9.30m x 2.51m (30' 6" x 8' 3")

Running the whole length of the house, your double garage features power and light, plenty of storage and a vehicular door to front and personal door to rear.

FIRST FLOOR

At the top of the stairs, your Landing features a uPVC sealed unit double glazed window, fitted carpet and doors to all Bedrooms.

Master Bedroom 3.72m x 2.62m (12' 2" x 8' 7")

Located at the rear of the property, your Master features two uPVC sealed unit double glazed windows to rear Garden views, a fitted carpet, radiator and fitted wardrobes.

Ensuite 2.58m x 1.59m (8' 6" x 5' 3") max

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. Half tiled with a shower cubicle, pedestal sink and low level WC. There's an opaque uPVC sealed unit double glazed window, radiator and vinyl flooring.

Bedroom 3 2.81m x 4.48m (9' 3" x 14' 8") narrowing to 3.10m

Also located at the rear of the house with a uPVC sealed unit double glazed window, radiator and fitted carpet.

Family Bathroom 2.08m x 1.90m (6' 10" x 6' 3")

A suite comprises of an 'L' shaped bath with shower and screen over, low level WC and vanity wash hand basin. There's an opaque uPVC sealed unit double glazed window, radiator and vinyl flooring.

Bedroom 2 3.81m x 2.88m (12' 6" x 9' 5")

Another good size double, again with fitted wardrobes, carpet, radiator and a uPVC sealed unit double glazed window to front aspect.

Bedroom 4 2.61m x 2.04m (8' 7" x 6' 8")

The smallest of the four includes a carpet, radiator and a uPVC sealed unit double glazed window to front aspect.

OUTSIDE

Driveway & Gardens

To the front ample parking is provided for at least two vehicles. A gate leads you to your rear Garden. Mainly laid to lawn with borders packed with mature shrubs and plants and enclosed by fence, there's also a patio to sit out on those sunny days.

COUNCIL TAX East Suffolk Band D

TENURE Freehold

SUMMARY

This is a fine example of a larger style detached property in a sought-after cul-de-sac location.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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EXECUTIVE STYLE DETACHED RESIDENCE in SOUGHT AFTER LOCATION

We are delighted to offer for sale this four bedroom family home located in a pleasant cul-de-sac on the Dales Estate in Carlton Colville. Your accommodation comprises of an imposing Entrance Hall, Cloakroom, Lounge, Dining Room and Kitchen with Utility on the ground floor, while upstairs, four good sized bedrooms, one with Ensuite a family Bathroom. All this with the creature comforts of gas central heating, double glazing, there's also a Tandem garage and enclosed rear Garden. May require some cosmetic upgrades.

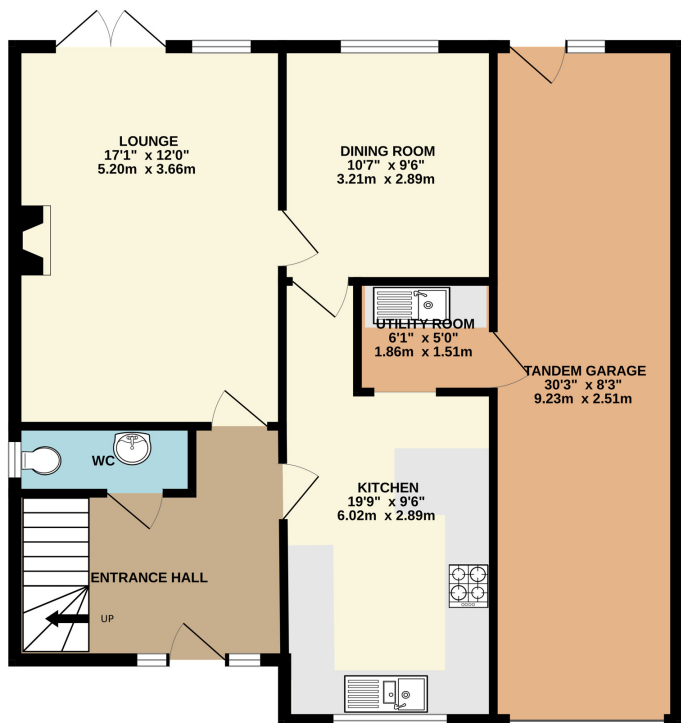
OVER 1,480 SQ FT OF LIVING | SOUGHT AFTER LOCATION

LOCATION AND AMENITIES

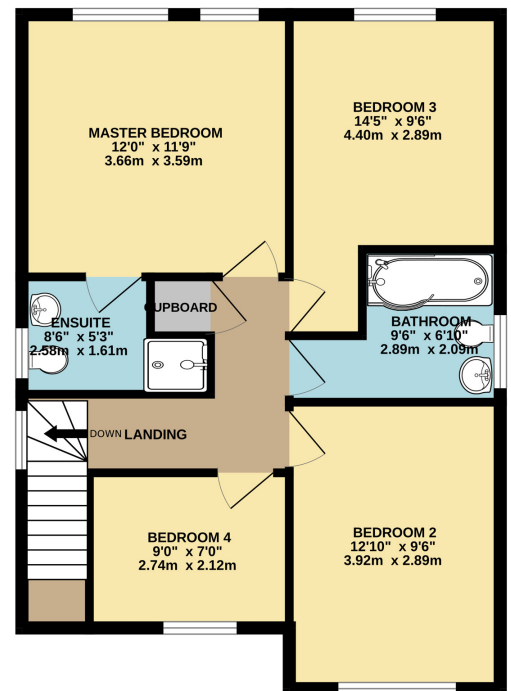
Douglas Close is a quiet cul-de-sac located just off Deepdale in the popular Dales development in Carlton Colville. Convenient for a range of amenities such as local shops, restaurants, golf club and transport museum. A good public transport network and Lowestoft's award-winning beach are highly recommended and convenient.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk

GROUND FLOOR
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



10 DOUGLAS CLOSE, CARLTON COLVILLE

TOTAL FLOOR AREA : 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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