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£240,000



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6 Copper Beech Drive Carlton Colville, NR33 8DH

- GOOD SIZE THREE BED SEMI
- CUL-DE-SAC LOCATION
- EXCELLENTLY PRESENTED
- STUNNING SIDE & REAR GARDENS
- DRIVEWAY & GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT
- SOUGHT AFTER NEIGHBOURHOOD
- CONSERVATORY
- LARGE PLOT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION IN DETAIL

Entrance Hall

Through the modern part-glazed front door into your Hall. A door leads you into your Lounge and your carpeted staircase leads you up to all first-floor rooms. The perfect place to kick off your shoes and hang up your coat.

Lounge 4.10m x 4.00m (13' 5" x 13' 1") narrowing to 3.50m

Located at the front of the property, your light and bright Lounge features a wood laminate floor, radiator a uPVC sealed unit double glazed window looks out over you front Garden.

An opening leads you in to your ...

Kitchen Diner 4.95m x 2.45m (16' 3" x 8')

Your Kitchen features a range of base and wall units fitted to all four walls complete with flat light oak effect doors and drawers with a roll edge worktop over. Integrated appliances include a tall fridge freezer, eye level double oven and grill, a gas hob and extractor over. Ample space and plumbing is available for your automatic washing machine and your one-and-a-half bowl sink is located under your uPVC sealed unit double glazed window. Tiling is laid to floor and an opening leads you into your...

Conservatory 3.20m x 2.20m (10' 6" x 7' 3")

Constructed of uPVC sealed unit double glazing over a brick base, your Conservatory / Garden Room is a lovely space to sit and relax overlooking you Gardens. Ceramic tiling is laid to floor, there's also a radiator, power and light included.

FIRST FLOOR

Landing

At the top of the stairs, your Landing features a fitted carpet, airing cupboard and doors to all Bedrooms and Bathroom.

Master Bedroom 3.22m x 2.88m (10' 7" x 9' 5") narrowing to 2.58m

Located at the front part of the property, your Master features a uPVC sealed unit double glazed window, a fitted carpet, radiator and fitted wardrobes.

Bedroom 2 2.94m x 2.88m (9' 8" x 9' 5")

Another double Bedroom complete with a uPVC sealed unit double glazed window, there's a radiator and fitted carpet.

Family Bathroom 1.94m x 1.65m (6' 4" x 5' 5")

Your modern contemporary Bathroom features a suite comprising of a panel bath with shower over, vanity wash hand basin and low-level WC. Aqua-board has been fitted to all walls, there's a heated towel rail, laminate flooring and opaque uPVC sealed unit double glazed window.

Bedroom 3 2.35m x 2.27m (7' 9" x 7' 5")

The smallest of the three is still a good size and features a uPVC sealed unit double glazed window, radiator and fitted carpet.

OUTSIDE

Driveway & Garage

Located adjacent to the property, your Driveway provided ample parking and leads up to your Garage.

Gardens

Its not often you find a lovely three bed semi located in Gardens like this, wrapping around the front, side and rear of the property.

Your front Garden is mainly laid to lawn with an attractive picket fence and a path leads up your front door, plus a gate leads you to your Side Garden.

This area is mainly patio slabs with a timber shed.

Your rear Garden has many zones and ground textures. Timber decking, patio slabs, artificial lawns plus to Koi ponds.

Completely enclosed by fence and very private with borders packed with mature trees and shrubs, there's also a patio at the end of the garden, perfect for sitting out, a barbecue or even a spot of alfresco dining. Come see for yourself

COUNCIL TAX East Suffolk Band B

SUMMARY

This is a fine example of a beautiful semi-detached home in a sought-after cul-de-sac location.

To view, call us in the numbers on page one of this brochure.

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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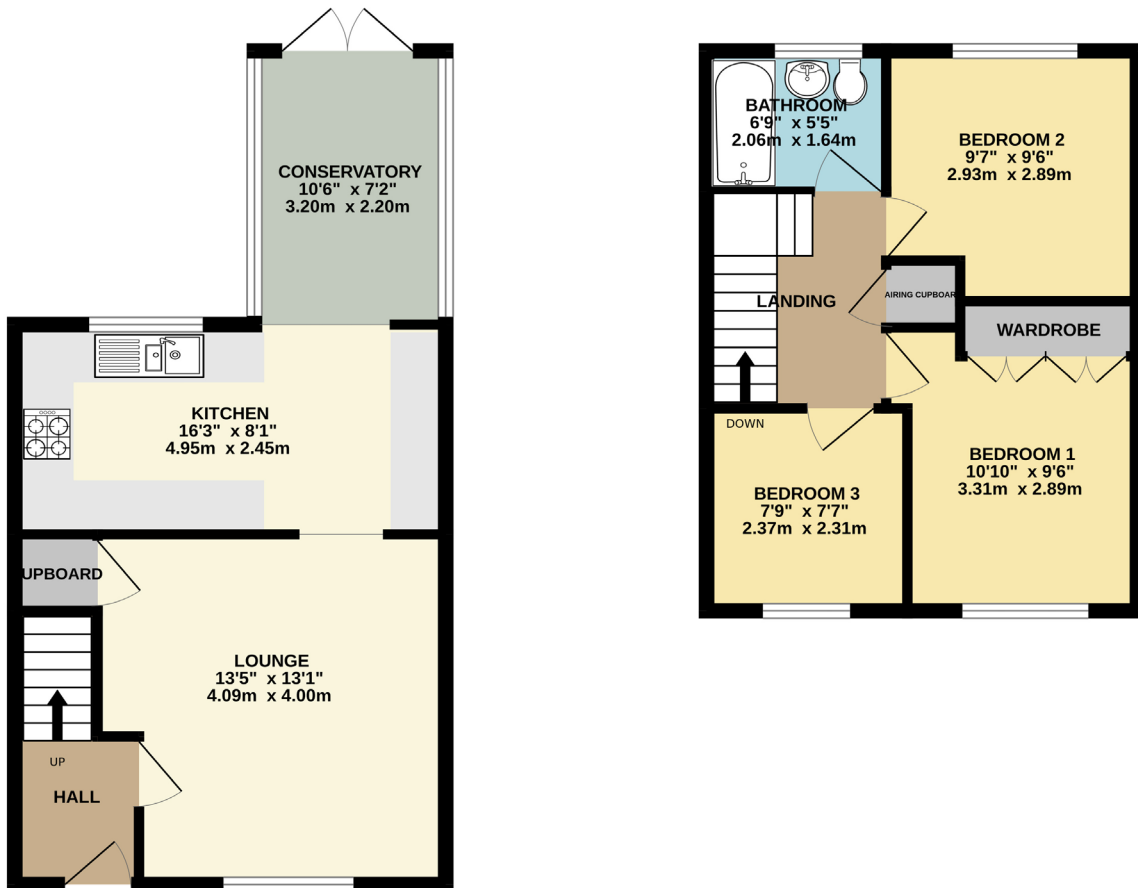
A BEAUTIFUL THREE BED SEMI in SOUGHT AFTER LOCATION

We are delighted to offer for sale this semi-detached family home located in a pleasant cul-de-sac in Carlton Colville. Set in a large plot with super gardens, your accommodation comprises of an Entrance Hall, Lounge, Kitchen Diner and Conservatory on the ground floor, while upstairs, three good sized Bedrooms and family Bathroom. All this with the creature comforts of gas central heating and double glazing, there's also a Garage, Driveway and enclosed side and rear Gardens.

LOCATION AND AMENITIES

Copper Beech Drive is a quiet cul-de-sac located just off Ashburnham Way in Carlton Colville. Convenient for a range of amenities such as a local shops Co-Op Superstore, bakery, restaurants, golf club and transport museum. A good public transport network, Oulton Broad and Lowestoft's award-winning beach are highly recommended and convenient.

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



6 COPPER BEECH DRIVE, CARLTON COLVILLE

TOTAL FLOOR AREA: 773 sq.ft. (71.8 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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