

**lowestoft 01502 733399**

**Gorleston 01493 658854**

OFFERS IN EXCESS OF

**£450,000**



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## **11 Ryedale, Carlton Coville, Lowestoft, NR33 8TB**

- **SUBSTANTIALLY EXTENDED**
- **OVER 1,760 sq ft of LIVING**
- **CUL-DE-SAC LOCATION**
- **MODERN KITCHEN BREAKFAST ROOM**
- **BEAUTIFUL WRAP AROUND GARDENS**
- **SELF CONTAINED ANNEX AVAILABLE**
- **MASTER ENSUITE BEDROOM**
- **BEAUTIFUL GARDEN ROOM**
- **EXCELLENTLY PRESENTED**
- **OUTBUILDINGS TO REAR**

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The second you walk over the threshold into this beautiful family home you get that impression of space and quality. Your part-glazed front door leads you into your Hall which also features uPVC sealed unit double glazing adding to the natural daylight. Ceramic tiling is laid to floor, your radiator features an ornate cover and your carpeted staircase leads you up to all first floor rooms. Simply hang up your coat and kick off your shoes and relax in your new home.

**Lounge** 4.34m x 3.93m (14' 3" x 12' 11") narrowing to 3.43m plus bay  
A bay overlooking your front Garden includes uPVC sealed unit double glazed windows, a wood laminate floor underfoot, a modern feature fireplace houses a gas fire and a radiator also features. An opening leads you in to your ...

**Dining Room** 3.92m x 2.55m (12' 10" x 8' 4")

Located perfectly adjacent to your Kitchen, your Dining Room features a bay to rear complete with uPVC sealed unit windows and French doors leading outside. The wood floor continues here, and radiator also features. A single door leads to your Kitchen and glazed double doors too ...

**Garden Room** 5.40m x 3.81m (17' 9" x 12' 6")

A modern stylish room which features a recently installed 'all-year-round roof system. uPVC sealed unit double glazed windows are fitted to all sides making the room very light and French doors lead out to your rear Garden. Laminate flooring has been laid, power and light is included, this is a super family room to use at any time.

**Kitchen Breakfast Room** 5.02m x 3.27m (16' 6" x 10' 9")

A range of base and wall units are fitted to all four walls complete with modern flat high-gloss vanilla doors and drawers with a real wood 'butchers-block' worktop and breakfast bar over. Integrated appliances include dishwasher, range cooker with extractor hood over and ample space is provided for your automatic washing machine and fridge freezer. Your polycarbonate sink and drainer with multi-purpose mixer tap is located under one of the two uPVC sealed unit double glazed windows overlooking your rear Garden. A large walk-in under-stair larder cupboard is located here, ceramic tiling underfloor and a door leads you into the Annex part of the house.

#### SELF CONTAINED ANNEX

It is more popular these days to more family members to co-habitate together in a larger house. This part of the house could be a teenager's pad or an elderly relative requiring their own space in a safe environment. You can have your own door or access from the main house, your choice.

If you don't need an Annex, there's many versatile uses, extra Bedrooms, Hobby Room, Home Office, the choice is endless.

Your accommodation comprises of ...

**Kitchen** 2.54m x 3.51m (8' 4" x 11' 6") narrowing to 1.96m

A range of base and wall units are fitted to three walls complete with modern contemporary white doors with a black roll edge worktop over. Appliances include a gas hob with extractor above and oven below, space for your fridge and washing machine and a sink is also included. There's a uPVC sealed unit double glazed window and back door.

**Shower Room** 2.20m x 1.52m (7' 3" x 5' )

Stylish and contemporary, your Shower room features a suite comprising of a corner shower cubicle, vanity wash hand basin and low-level WC. Tiling has been applied to walls, an opaque uPVC sealed unit double glazed window attracts plenty of natural light and wood laminate is laid to floor.

**Lounge** 2.54m x 4.81m (8' 4" x 15' 9") narrowing to 3.80m

A lovely reception featuring a uPVC sealed unit double glazed window to front aspect, radiator and wood laminate underfoot.

**Annex Bedroom** 4.82m x 2.42m (15' 10" x 7' 11")

Another super room featuring a uPVC sealed unit double glazed window to front aspect, radiator and wood laminate underfoot.

### FIRST FLOOR

#### Landing

At the top of the stairs, your Landing features your airing cupboard and doors leading to all first-floor rooms.

**Master Bedroom** 5.26m x 3.55m (17' 3" x 11' 8") narrowing to 3.21m

This huge Master Bedroom features two uPVC sealed unit double glazed windows, a set of built in wardrobes, fitted carpet and radiator. A door leads you into your ...

**Ensuite** 3.06m x 2.40m (10' x 7' 10") plus shower cubicle

The perfect place to visit first thing in the morning and last thing at night is your very own ensuite. A suite comprises of a large shower cubicle, vanity area with wash hand basin and low-level WC. A 'Velux' rooflight attracts plenty of light, there's a heated towel rail and vinyl flooring.

**Bedroom 2** 4.14m x 3.00m (13' 7" x 9' 10") max

Across the landing, Bedroom 2 features two uPVC sealed unit double glazed windows to front aspect, fitted carpet and radiator.

**Family Bathroom** 2.17m x 1.91m (7' 1" x 6' 3") max

Wallow in luxury in your Bathroom which features an 'L' shaped bath with shower and glass screen, pedestal sink and low-level WC. There's an opaque uPVC sealed unit double glazed window, towel rail radiator and tiled floor.

**Bedroom 3** 2.80m x 2.74m (9' 2" x 9')

A uPVC sealed unit double glazed window to rear aspect, fitted carpet and radiator.

**Bedroom 4** 2.74m x 2.04m (9' x 6' 8")

A uPVC sealed unit double glazed window to rear aspect, fitted carpet and radiator.

### OUTSIDE

#### Front Garden & Driveway

A super first impression to your new home, tucked away at the end of the cul-de-sac, there's ample parking for many vehicles on your hard standing Driveway. A gate leads into your ...

#### Rear & Side Gardens

So much going on here. Your Gardens are very private and not only extend to the rear, there is also plenty of space to sides too. Mainly laid to lawn with raised terraced planters to rear, there's also a large patio, perfect for a barbecue, sitting out or even a spot of alfresco dining. Timber outbuildings include a summer house /office with power and light, shed and outdoor bar. Plenty of mature exotic trees plant and shrubs... come take a look for yourself.

#### Council Tax

East Suffolk Band D

### SUMMARY

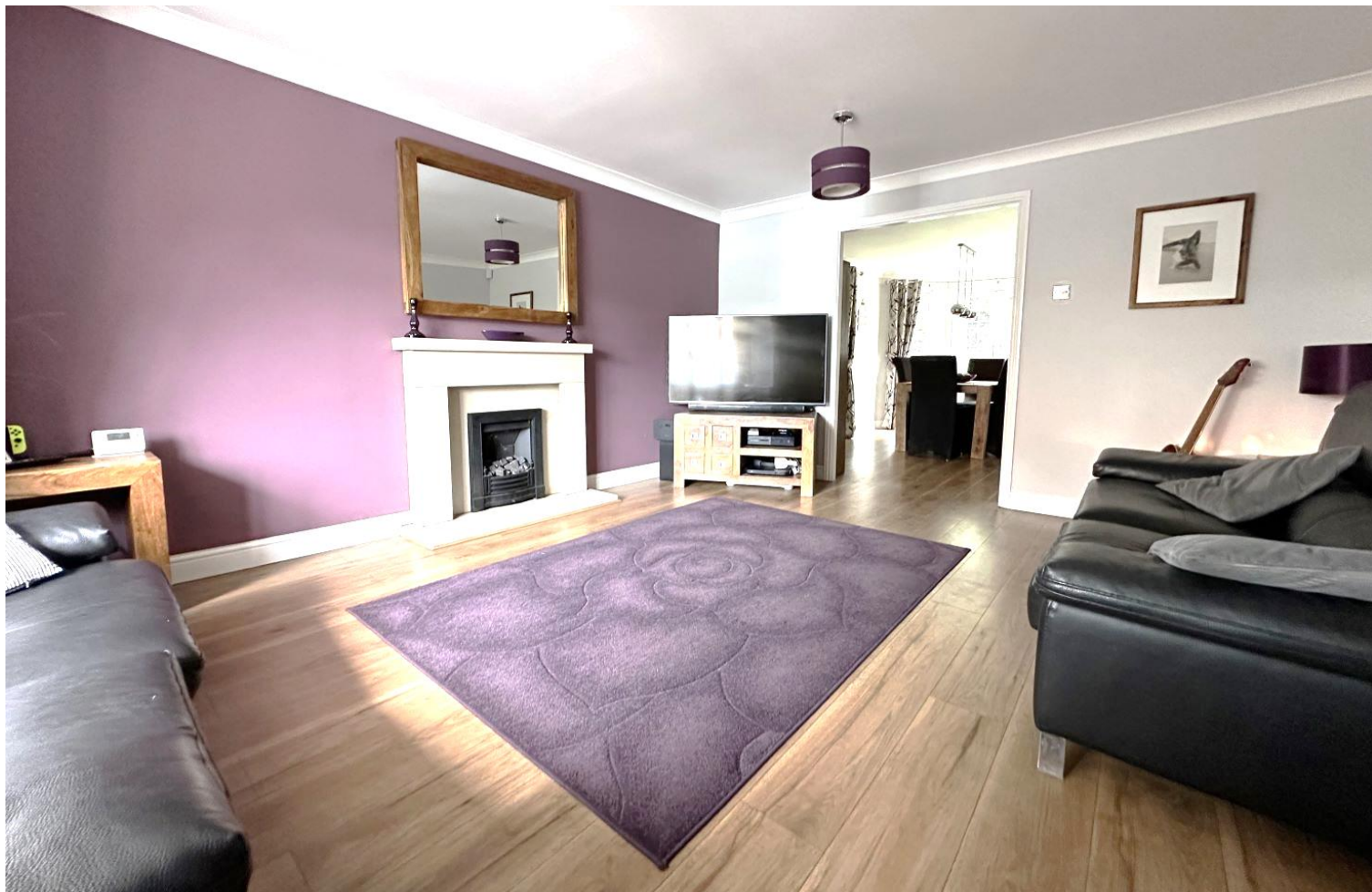
With over 1,760 sq ft of accommodation, this property is so versatile. If you need plenty of Bedrooms or two homes in one, this could be the one of you.

To view, call us on 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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## THE ANNEX



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## STUNNING EXECUTIVE FAMILY with SELF CONTAINED ANNEX

We are delighted to offer for sale this magnificent family residence tucked away at the end of a private cul-de-sac. A professional Garage conversion has created a wonderful self contained Annex, perfect for use as a teenagers pad or elderly relative requiring a safe yet independent space to live. Your accommodation comprised of a Lounge, Dining Room, garden Room and Kitchen, while your Annex features a Kitchen, Shower Room, Lounge and Bedroom. Upstairs, four good sized Bedrooms, one being Ensuite and Bathroom. All this sat in a large corner plot with wonderful side and rear Gardens, plenty of outbuildings, very private and secluded.

### OVER 1,760 OF LUXURIOUS LIVING IN TWO DWELLINGS

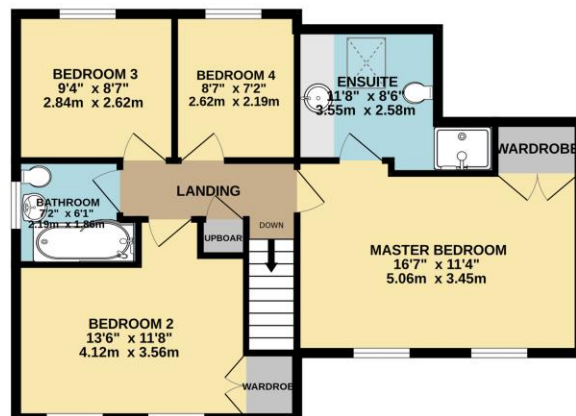
### LOCATION AND AMENITIES

Ryedale is a quiet cul-de-sac located just off Wharfedale 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](mailto:steve@one-estates.co.uk)**



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



11 RYEDALE, CARLTON COLVILLE

TOTAL FLOOR AREA: 1769 sq.ft. (164.4 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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