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OFFERS IN EXCESS OF:

£350,000



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15 Rochdale Carlton Colville, NR33 8TF

- SUBSTANTIALLY EXTENDED
- 'OPEN-PLAN' KITCHEN DINING EXPERIENCE
- BEAUTIFULLY PRESENDED
- SOME UNDERFLOOR HEATING
- OVER 1,300 SQ FT OF LIVING
- GARDEN ROOM / HOME OFFICE
- FOUR BEDROOMS
- CONTEMPORARY STYLING THROUGHOUT
- ENCLOSED REAR GARDEN
- SOUGHT AFTER CUL-DE-SAC LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.78m x 2.34m (9' 1" x 7' 8")

Enter through your modern composite part-glazed front door into the spectacular first impression of your new Home. Plenty of natural daylight is beamed in through the two opaque uPVC sealed unit double glazed windows and high gloss sparkly tiled floor is laid underfoot. An archway opening leads you through to your inner Hall and a door leads you into your Kitchen. Enjoy life in this super cool family home, simply hang up your coat, kick off your shoes and relax.

Inner Hall

Through the archway, a sumptuous carpet is laid, there's a radiator and your carpeted staircase leads you up to all first floor rooms and a handy storage cupboard is featured below. A uPVC sealed unit double glazed window allows plenty of daylight in and doors lead off to your Lounge and...

Cloakroom WC 1.75m x 0.92m (5' 9" x 3')

Essential for the family is the downstairs loo! Modern and contemporary styling with a suite comprising of a vanity wash hand basin and low-level WC. There's a radiator and vinyl underfoot.

Lounge 3.35m x 5.49m (11' x 18') into bay

Your stunning bay fronted Lounge is light and bright due to uPVC sealed unit double glazed windows to front aspect. Beautifully decorated, there's a sumptuous fitted carpet and a radiator with ornate cover. Glazed double doors lead you in to your...

Dining Room / Snug 3.01m x 2.24m (9' 11" x 7' 4")

This versatile room located right between your Kitchen and Lounge could be used for formal dining or indeed and Snug for chilling out. There's a tiled floor, radiator and a set of uPVC sealed unit French doors lead out to your rear Garden.

Kitchen Dining Experience 7.10m x 5.55m (23' 4" x 18' 3") narrowing to 2.73m

If you are looking for the Wow Factor, then look no further, this has the lot! This 'Experience' is no less than 400 sq ft and feature a range of base, wall and larder units fitted to two walls complete with high-gloss 'duck-egg' coloured handleless doors and drawers with a black square edge worktop over. Integrated appliances include a gas hob, double eye level oven and grill and dishwasher while your polycarbonate one-and-a-half bowl sink is located under your uPVC sealed unit double glazed window. Ample space is provided for your automatic washing machine, dishwasher and fridge freezer.

Some underfloor heating has been laid here with tiling, there's also a plinth heater, contemporary vertical radiator and flat ceiling with inset spotlights.

Ample space is for a dining suite, your glazed back door leads you outside and another door leads you in to your ...

Garden Room / Play Room / Home Office 5.09m x 2.50m (16' 8" x 8' 2")

Located at the back of the house, another versatile room featuring two uPVC sealed unit double glazed windows, French doors leading you outside, a radiator and fitted carpet.

FIRST FLOOR

Landing

At the top of your carpeted staircase, your Landing features doors leading off to all Bedrooms and Bathroom. There's also a uPVC sealed unit double glazed window and storage cupboard.

Bedroom One 3.38m x 3.20m (11' 1" x 10' 6")

Located at the rear of the house, your Master features laminate flooring, a radiator and uPVC sealed unit double glazed window with rear Garden views.

Family Bathroom 2.27m x 1.73m (7' 5" x 5' 8")

A suite comprises of a panel bath with shower and screen over, vanity wash hand basin and low level WC. There's also an opaque uPVC sealed unit double glazed window and tiled floor.

Bedroom Two 2.30m x 2.77m (7' 7" x 9' 1")

A uPVC sealed unit double glazed window to front aspect, there's a fitted carpet and radiator.

Bedroom Three 2.16m x 3.10m (7' 1" x 10' 2") max

Across the Landing, Bedroom 3 is still a good size and features a laminate floor, radiator and uPVC sealed unit double glazed window to rear aspect.

Bedroom Four 2.09m x 2.77m (6' 10" x 9' 1") max

The smallest of the four features a laminate floor, radiator and uPVC sealed unit double glazed window to front aspect.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here. Your Garden is laid to artificial lawn and there's a border packed with shrubs and plants. There's a brickweave path leading to your garden gate and a double driveway, also laid to brickweave.

Rear Garden

Completely enclosed and very private, this wonderful garden is a super place to enjoy and a safe haven for children to play. Surrounded by mature trees and shrubs, your garden is mainly laid to floor, there is timber decking and patio area, perfect for sitting out or even a spot of alfresco dining. Come take a look, it's a real treat.

Council Tax

East Suffolk Council – Band C

SUMMARY

Once in a while a real gem comes to market, and this is one of them. Stylish, beautifully presented and over 1,300 sq ft.

To view, call us now.

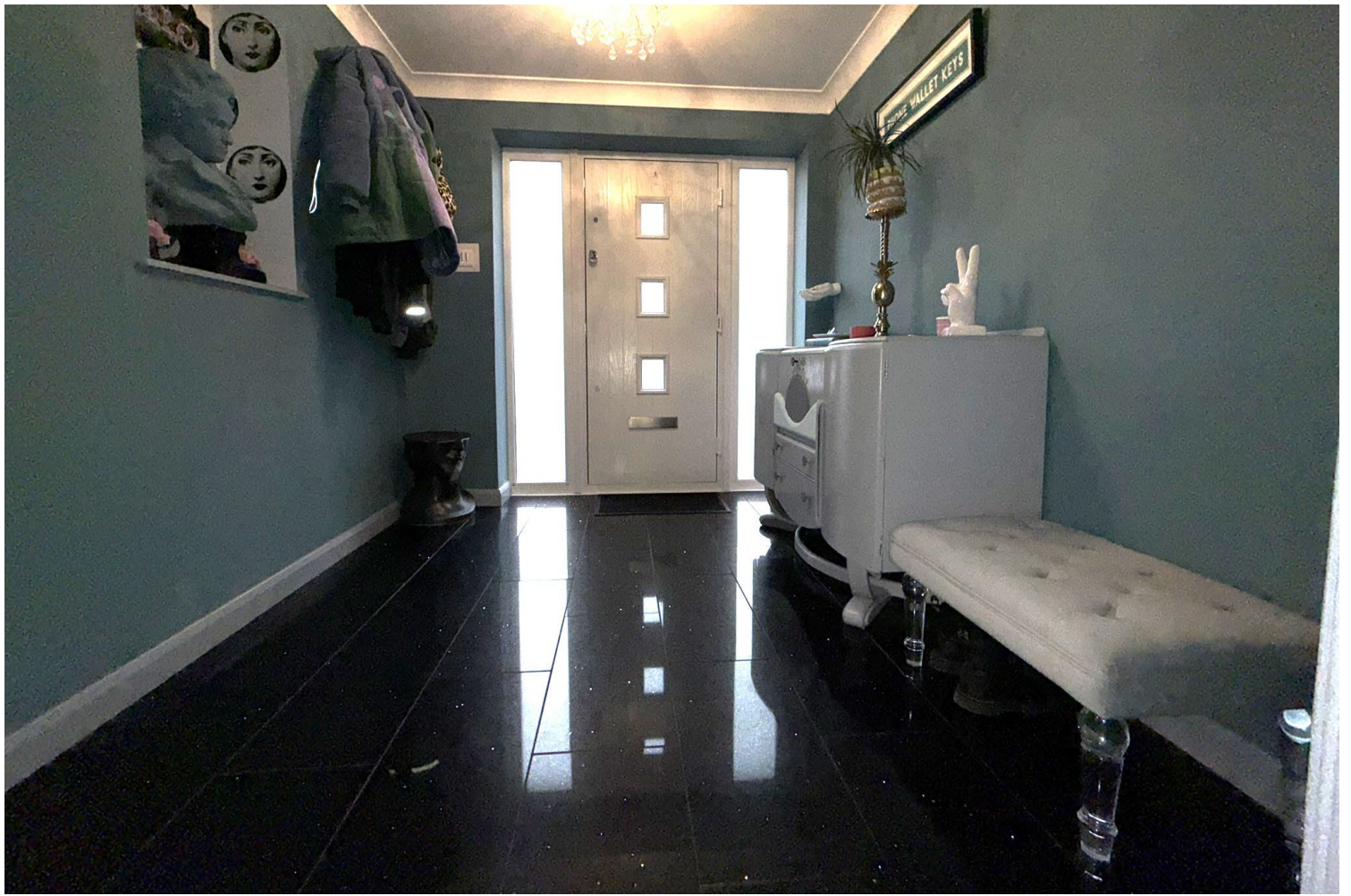
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



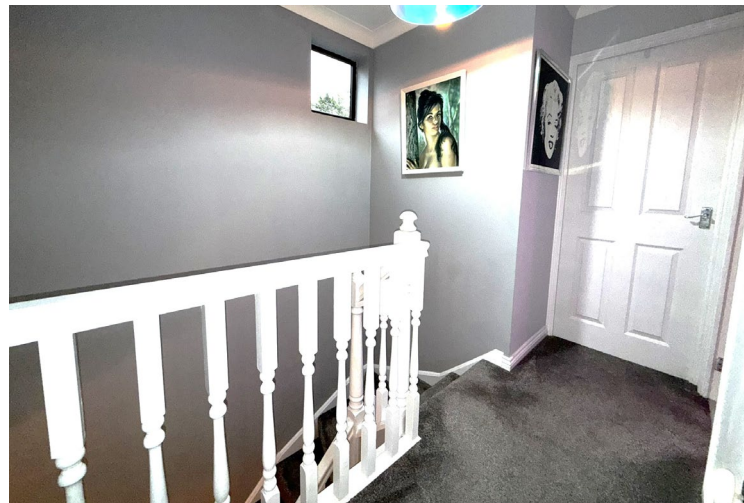
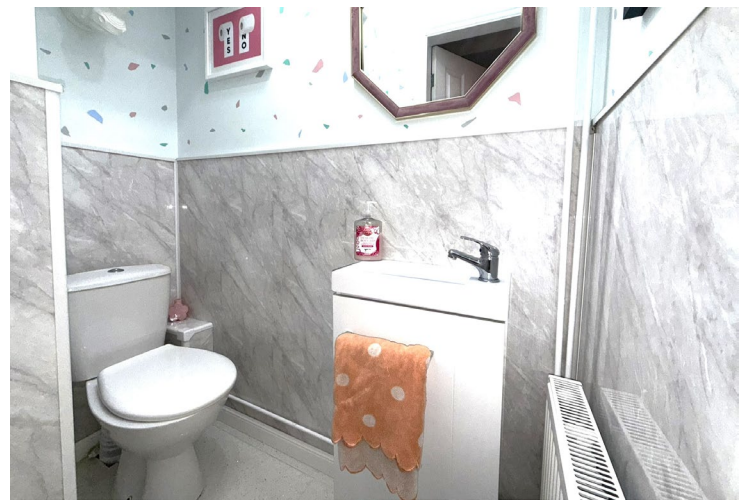
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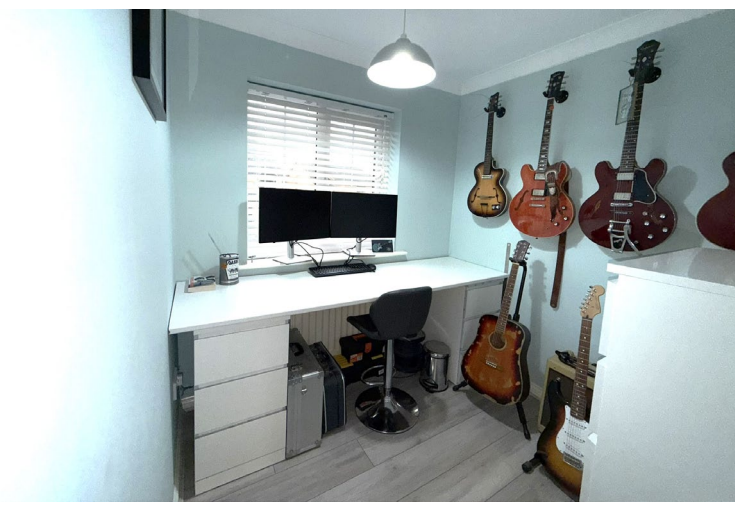
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A SUBSTANTIALLY EXTENDED AND IMPROVED 4 BED DETACHED

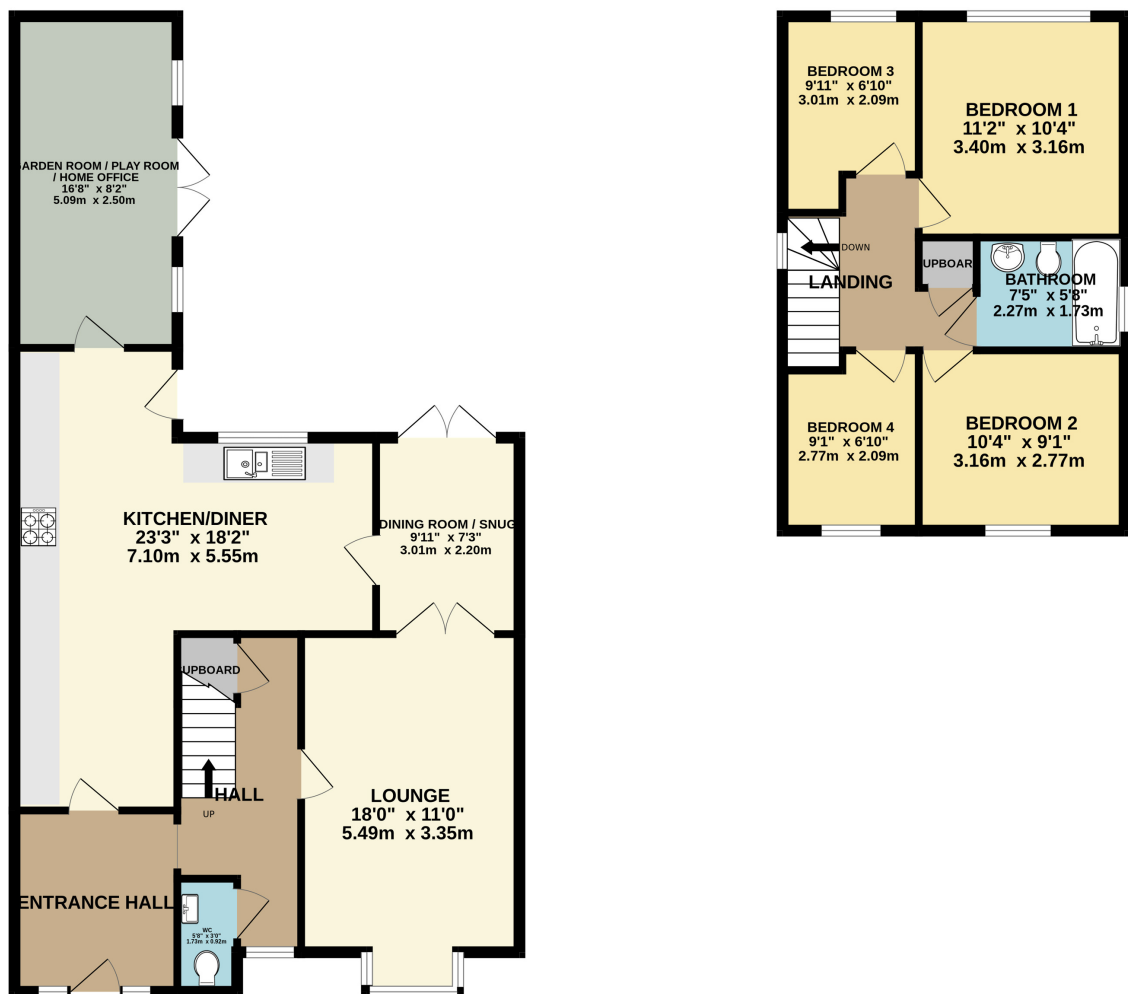
We are delighted to offer For Sale this spectacular detached family home which has been extended offering a huge ground floor space, perfect for all the family to enjoy. Your accommodation comprises of an super first impression Entrance Hall, Cloakroom WC, Bay Fronted Lounge, Dining Room Snug and huge Kitchen Dining Experience spanning over 400 sq ft, plus a Garden Room / Home Office / Play Room. Upstairs you will discover four good sized bedrooms and Family Bathroom. All this and styled in modern contemporary vibes with the creature comforts of gas central heating and double glazing.

CONTEMPORARY STYLING | MANY NEW UPGRADES | OVER 1,300 SQ FT of LIVING

LOCATION AND AMENITIES

Situated in the Dales neighbourhood of Carlton Colville, Rochdale is a pleasant cul-de-sac off Wharfedale close to the A12 and A146 making the City of Norwich, the market towns of Beccles, Lowestoft and Ipswich easily accessible. Convenient for a range of amenities such as local shops, superstores, golf club, transport museum and the beautiful Oulton Broad is only a mile or so away with its Nicholas Everitt Park and selection of pubs and restaurants. Good schools, public transport and Lowestoft's award winning beach are highly recommended and convenient.

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



15 ROCHDALE, CARLTON COLVILLE

TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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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