

£255,000



View this property on one-estates.co.uk

3 Clarkes Lane Lowestoft, NR33 8HT

- BEAUTIFULLY PRESENTED COTTAGE
- THREE / FOUR BEDROOM OPTIONS
- PLENTY OF PARKING
- STUNNING REAR / SIDE GARDENS
- SOUGHT AFTER LOCATION
- 20 ft LOUNGE
- SEPARATE DINING ROOM
- DOUBLE GLAZED THROUGHOUT
- CONTEMPORARY BATHROOM
- GAS CENTRAL HEATING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

LOUNGE 6.32m x 3.50m (20' 9" x 11' 6")

The current occupiers use the back door so your front door is hardly used, however a part-glazed door leads directly into your Lounge should you wish. Over 20ft, this cosy yet spacious Lounge features two uPVC sealed unit double glazed windows to front aspect, a sumptuous, fitted carpet underfoot and radiator.

A farmhouse style door leads you into a void where your carpet staircase leads you up to all first-floor rooms and another door to ...

DINING ROOM 3.60m x 3.02m (11' 10" x 9' 11")

Located centrally between you Lounge and Kitchen sits your lovely Dining Room. There's ample space for your family dining suite, a uPVC sealed unit double glazed window provided delightful views over your rear Garden, laminate flooring underfoot and a radiator. There's even a handy under stair cupboard for your storage needs.

A latch door leads you in to your ...

KITCHEN 3.15m x 2.10m (10' 4" x 6' 11")

A range of base and wall units are fitted to three walls complete with 'vanilla shaker' style doors and drawers with a 'butchers-block' style square edged worktop and tiled splashback over. Integrated appliances include a gas hob with extractor over and oven below and an enamel one-and-a-half bowl sink with swan neck mixer tap over is located under your uPVC sealed unit double glazed window. Your back door leads you outside and vinyl has been laid to floor.

FIRST FLOOR

LANDING

At the top of the stairs, a small Landing features doors leading off to all first-floor rooms.

BEDROOM 1 3.60m x 3.02m (11' 10" x 9' 11")

Located at the rear part of the cottage, this good size double features a wood floor, radiator and uPVC sealed unit double glazed window. A farmhouse style latch door leads you in to ...

BEDROOM 4 / DRESSING ROOM 3.15m x 2.10m (10' 4" x 6' 11")

This would make a perfect Dressing Room, Nursery or even a Home Office. There's a radiator, wood laminate flooring and uPVC sealed unit double glazed window to rear aspect.

BEDROOM 2 3.60m x 3.50m (11' 10" x 11' 6")

Located at the front part of the property, Bedroom 2 features a uPVC sealed unit double glazed window, fitted carpet and radiator.

BEDROOM 3 3.20m x 2.72m (10' 6" x 8' 11")

Another front Bedroom featuring a uPVC sealed unit double glazed window, fitted carpet and radiator.

BATHROOM 2.72m x 1.69m (8' 11" x 5' 7")

Your beautiful Bathroom features a suite comprising of a panel bath with shower over, low level WC and vanity wash hand basin. Attractive brick formation tiling has been applied to walls, There's a tiled floor and opaque uPVC sealed unit double glazed window.

OUTSIDE

FRONT GARDEN & DRIVEWAY

A large gravel Driveway provides ample parking for two cars and a path leads you down to a gate to your rear Garden beyond. Your walled front Garden is maintenance free and features a path leading to your front door.

REAR GARDEN

If you are looking for a taste of the country however local to amenities, then this Garden is for you. Very private and enclosed by fence, mature trees and hedgerows, your rear Garden is mainly laid to lawn and features borders packed with shrubs and plants.

There's also a patio overlooking your rear Garden, perfect for sitting out, a barbecue or even a spot of alfresco dining.

Looking for plenty of storage, there's also a garden shed for your bits and bobs and integral to the house a store accessed from the rear of the cottage.

Council Tax

East Suffolk Council - Band C

SUMMARY

If you are looking for a good-sized accommodation yet crave for a quaint cottage and a Garden is very important to you, then this could be the one for you.

To view, simply call us on the number 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.



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.



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.



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.



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.

A BEAUTIFUL END OF TERRACE COTTAGE IN STUNNING GARDENS

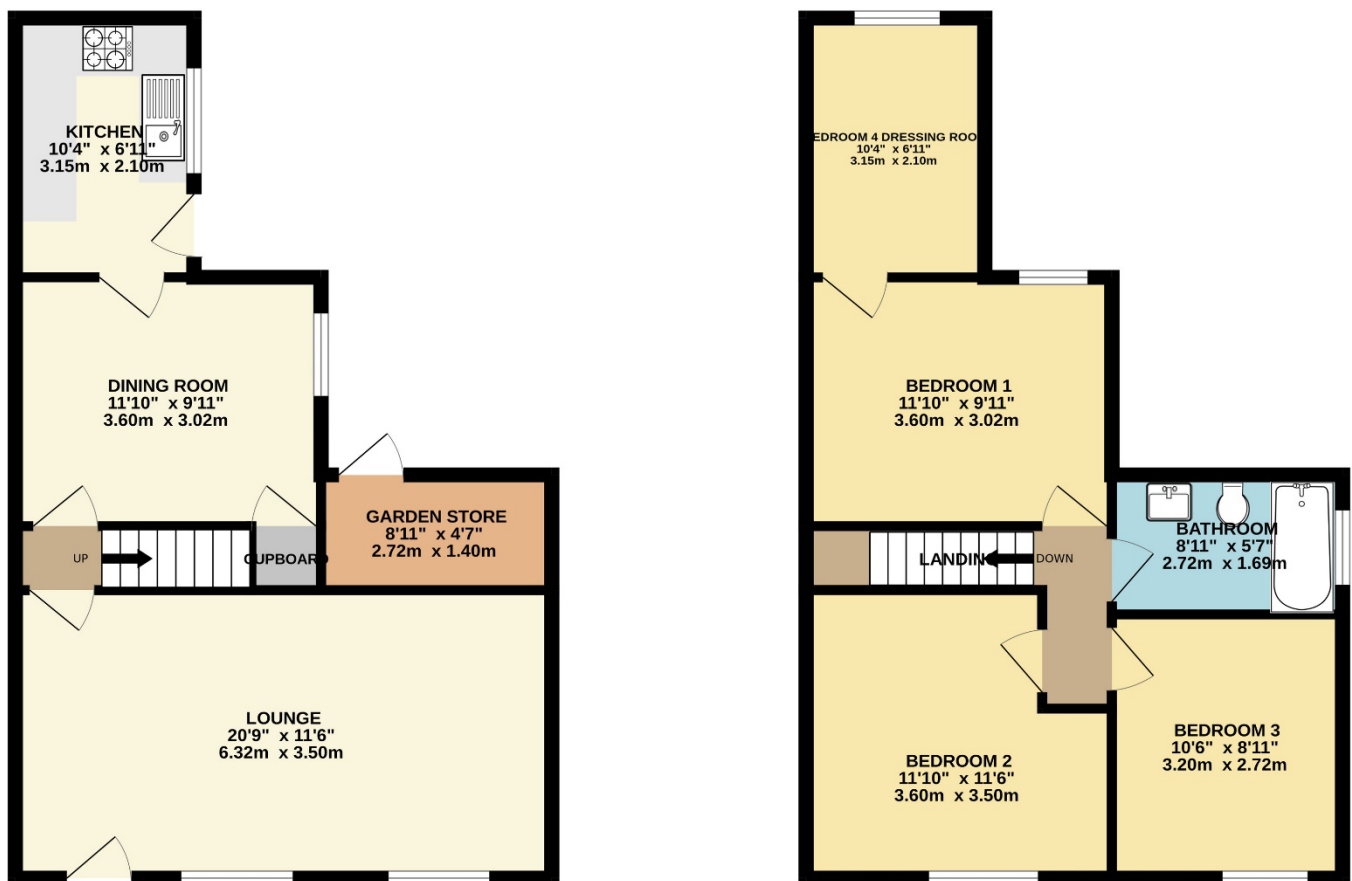
We are delighted to offer for sale this lovely three / four Bedroom cottage located on the very sought after semi-rural residential lane of Clarkes Lane in Carlton Colville. This delightful cottage offers versatile living and features a cosy yet spacious Lounge, separate Dining Room and country Kitchen on the ground floor, while upstairs, three double Bedrooms, a single and lovely Bathroom. All this with the creature comforts of gas central heating and double glazing throughout, there's also a gorgeous Garden and plenty of parking on the Driveway.

SUBSTANTIALLY EXTENDED | SEMI RURAL LOCATION | OVER 995 sq ft of LIVING

LOCATION & AMENITIES

Located in the very sought after neighbourhood of Clarkes Lane, on the border of South Oulton Broad / Carlton Colville just off the A143 Beccles Road sits this wonderful cottage. The stunning Suffolk countryside is right on your doorstep and the beautiful broads literally down the road, Oulton Broad North railway station has excellent links to Norwich and London and the village centre is only a mile away, with the hustle and bustle of the seaside town of Lowestoft within two miles.

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



3 CLARKES LANE, LOWESTOFT

TOTAL FLOOR AREA : 995 sq.ft. (92.4 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.

Made with Metropix ©2025

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.