



Fordson Way, Carlton Colville, Lowestoft

Offers In Excess Of £325,000

- POPULAR CUL-DE-SAC LOCATION
- EXTENDED
- uPVC DG & GCH THROUGHOUT
- DETACHED BUNGALOW
- OPEN PLAN LOUNGE / DINING / GARDEN ROOM
- GARAGE & DRIVEWAY WITH EV CHARGING POINT
- 2 BEDROOM
- MODERN KITCHEN & BATHROOMS
- ENCLOSED & PRIVATE REAR GARDEN

Nestled in a quiet cul-de-sac in Carlton Colville, this DETACHED bungalow benefits from WELL-PROPORTIONED & spacious living. WELL PRESENTED & offering LIFE ON ONE LEVEL this property could be your next HOME...

ENTRANCE HALLWAY

Through the part double glazed door into the entrance hallway of this spacious detached bungalow. Fitted carpet, radiator, power points and loft access in situ. Door into the....

CLOAKROOM / WC

1.64m x 0.88m (5'4" x 2'10")

White suite comprises a low level WC and pedestal basin. Fitted carpet, radiator, extractor and the consumer unit in situ.

LOUNGE / DINER

6.09m x 5.61m max (19'11" x 18'4" max)

Overlooking the front of the home though the uPVC double glazed bay window, this spacious reception room has fitted carpet, radiator, TV and power points. Door into the kitchen and large opening into the...

GARDEN ROOM

4.47m x 3.85m (14'7" x 12'7")

A wonderful extension of the home offers a versatile reception room however you choose to utilise and has a vaulted ceiling with Velux windows and uPVC double glazed apex window... Fitted carpet, uPVC double glazed windows, radiator, TV and power points. uPVC double glazed French doors out to the rear garden.

KITCHEN

4.85m x 2.56m (15'10" x 8'4")

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, range cooker with extractor fan over and space / plumbing for your other chosen appliances. Wooden flooring with fitted carpet over, uPVC double glazed window, radiator, power points and the gas central heating / domestic hot water boiler in situ; uPVC part double glazed door out to the side of the home.

BEDROOM 1

5.14m x 3.39m narrowing to 2.62m (16'10" x 11'1" narrowing to 8'7")

Double bedroom to the rear of the property has fitted carpet, uPVC double glazed window, radiator, TV and power points; built-in wardrobes give storage.

BEDROOM 2

3.77m x 2.84m max (12'4" x 9'3" max)

Another double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

BATHROOM

White suite comprises a low level WC, vanity unit with inset basin, panelled bath and corner cubicle with mains shower over. Tiled top to toe with light tunnel, heated towel rail and extractor.

OUTSIDE

Low maintenance frontage has artificial grass with mature shrubs set into shingle borders and a pedestrian path to the front of the home. To the rear, the garden has artificial grass, mature shrubs set into borders and a perfectly positioned patio area. Timber shed offers your external storage solution, while the SUMMER HOUSE provides a wonderful place to relax and unwind; outside lighting and water tap. Gated side access leads to the driveway with which provides off-road parking and benefits from EV charging point and access to the... GARAGE with vehicular up and over door, power, light and personnel door to the rear garden.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL TAX - BAND C

ENERGY PERFORMANCE CERTIFICATE RATING - C



FORDON WAY, CARLTON COLVILLE, LOWESTOFT, NR33 8QH
TOTAL FLOOR AREA: 1006 sq.ft. (93.4 sq.m.) approx.
We are able to provide a copy of the Energy Performance Certificate (EPC) for this property. The EPC is a document that shows how energy efficient a property is and how much it costs to run. It also shows how to improve the energy efficiency of a property. The EPC is valid for 10 years and must be renewed before the end of the validity period. The EPC is a legal requirement for all properties that are let or sold in the UK. For more information, please contact Ange & Co.