



Fern Cottage Bloodmoor Lane, Carlton Colville, Lowestoft, NR33 8JA

Offers Over £420,000

Another property SOLD by Ange & Co!

- CHARACTER & CHARM
- SECLUDED LOCATION
- LARGE GARDEN
- 4 BEDROOMS
- 2 RECEPTIONS
- KITCHEN
- UTILITY ROOM WITH CLOAKROOM / WC
- BATHROOM & ENSUITE
- uPVC DOUBLE GLAZING & GCH THROUGHOUT
- OFF-ROAD PARKING & GARAGE



ENTRANCE LOBBY

Pop your shoes off and come on inside.... Fitted carpet, uPVC double glazed window and radiator.

LOUNGE

6.58 x 3.69 (21'7" x 12'1")

Lovely size reception with double aspect; fitted carpet, uPVC double glazed window, radiators, TV, power points and cast iron multi-fuel burner. French doors opening to the...

CONSERVATORY

4.02 x 2.80 (13'2" x 9'2")

Part brick with uPVC double glazed windows and polycarbonate roof. Pamment tile flooring, radiator, power points and French doors out to the rear garden.

INNER HALLWAY

Known as the wine cellar by some; fitted carpet with shelving and opening into the...

DINING ROOM

4.22 x 3.20 (13'10" x 10'5")

Over looking the front of the home the dining room gives room for every occasion; French Oak flooring, uPVC double glazed windows, radiator, power points and cast iron wood burner. Door to the stairs and into the...

KITCHEN

4.98 x 2.87 (16'4" x 9'4")

In true cottage style... this made to measure kitchen has wall and base units with inset butler sink; internal appliances include a dishwasher, freezer and dual fuel range cooker with extractor over. Pamment flooring, uPVC double double glazed window, radiator and power points; beautiful stable door to the...

UTILITY

Excellent addition to the home gives the place for the laundry and outdoor wear.. Pamment flooring, uPVC double glazed window and space / plumbing for your chosen appliances. Door out to the rear garden and internally into the...

CLOAKROOM / WC

White suite comprises a pedestal sink and WC. Pamment tile flooring, uPVC double glazed window and radiator.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms and the...

BATHROOM

2.90 x 2.53 (9'6" x 8'3")

Classic white 4 piece suite comprising a pedestal sink, WC, panelled bath and corner shower cubicle. Bamboo wooden flooring, uPVC double glazed window and radiator.

BEDROOM 1

4.20 x 2.74 (13'9" x 8'11")

Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator, power points and door to...

ENSUITE

A great addition to the home and of a good size; the ensuite comprises a vanity unit with inset sink, low level WC and a corner shower shower cubicle. Tiled flooring, heated towel rail, shaver point and extractor fan; cupboard houses the gas central heating boiler.

BEDROOM 2

3.80 x 3.14 (12'5" x 10'3")

Double bedroom overlooking the rear garden has wooden flooring, uPVC double glazed window, radiator, power points and built-in wardrobes.

BEDROOM 3

3.00 x 2.73 (9'10" x 8'11")

Overlooking the front of the home this double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 4

2.41 x 2.83 max (7'10" x 9'3" max)

L-shaped bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

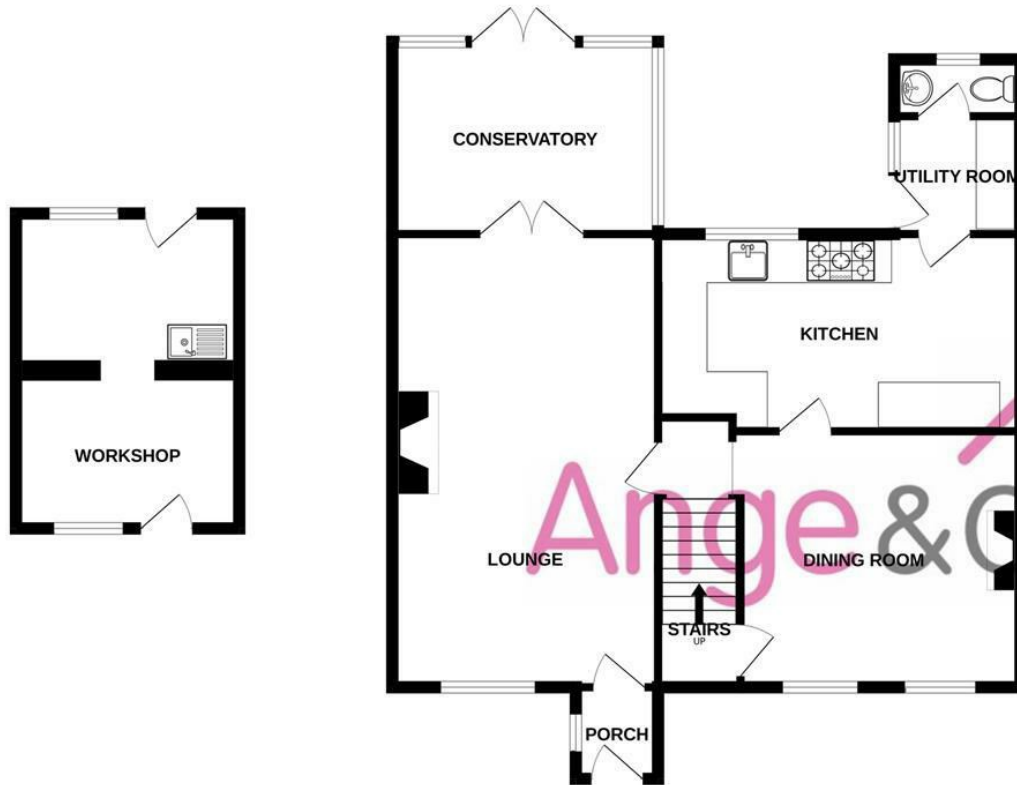
Gravelled frontage gives ample off-road parking for 3 vehicles; GARAGE although converted into storage and a craft room could easily be put back as was; uPVC double glazed window and power points, pedestrian doors to the front and rear of the home. REAR GARDEN offers something for everyone... Laid to lawn with an inset pond and various flowerbeds filled with a variety of flowers, plants and shrubs; patio gives the place for alfresco dining and entertaining whilst the summer house offers a tranquil space to relax and unwind. The utility area is the place to chop the wood and the greenhouse and generous vegetable plot certainly has the potential to provide for all; outside lighting, power and your very own well.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE CERTIFICATE - RATING D

GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



BLOODMOOR LANE, CARLTON COLVILLE, NR33 8JA

TOTAL FLOOR AREA : 1629 sq.ft. (151.4 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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