







Ryedale, Carlton Colville, Lowestoft

£250,000

- OPPORTUNITY
- 3 BEDROOMS
- SHOWER ROOM

- DETACHED
- 2 RECEPTIONS
- LAID TO LAWN GARDENS

- CARLTON COLVILLE
- CONSERVATORY
- DRIVEWAY & GARAGE

DETACHED HOUSE gives OPPORTUNITY to make it YOUR HOME... Set on a POPULAR development in Carlton Colville & close to ALL amenities, this property DOES require updating however, provides GREAT POTENTIAL...

HALLWAY

Fitted carpet, radiator; stairs up to the first floor and door into the...

LOUNGE

4.02m x 4.24m (13'2" x 13'10")

Overlooking the front of the home the lounge has fitted carpet, single glazed bow window, radiator, TV & power points; fire place in situ and door to the...

KITCHEN

2.93m x 2.38m (9'7" x 7'9")

Wall and base units with inset sink / drainer, over with gas hob and extractor over; space / planning for our chosen appliances. Tiled flooring, uPVC double glazed windows and power points. Under stair cupboard gives storage whilst a part uPVC double glazed door give access out to the side of the home.

DINING ROOM

2.99m x 2.48m (9'9" x 8'1")

Laminate flooring, radiator, power points and access to...

CONSERVATORY

3.48m x 2.81m (11'5" x 9'2")

Part brick with uPVC double glazed windows and poly carbonate roof; laminate flooring, radiator, power points and French uPVC double glazed doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, shower room and built-in cupboard.

BEDROOM 1

3.65m x 2.88m (11'11" x 9'5")

Double bedroom at the front of the home has built-in wardrobe, fitted carpet, window, radiator and power points.

BEDROOM 2

3.04m x 2.88m (9'11" x 9'5")

Overlooking the rear garden this double bedroom has fitted carpet, window, radiator, power points and built-in wardrobe.

BEDROOM 3

2.75m x 2.02m (9'0" x 6'7")

Fitted carpet, window, radiator, built-in wardrobe and power points.

WETROOM

Suite comprises a wash basin, WC and an electric shower with enclosure. Vinyl flooring, opaque single glazed window, radiator and extractor fan.

OUTSIDE

Laid to lawn gardens offer a blank canvass for you to do as you wish. Driveway provides off road parking and leads to the GARAGE up and over vehicular door, with light, power and personnel door out to the rear garden that is wonderfully private.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

EPC - RATING D