



Burnt Hill Lane, Carlton Colville, Lowestoft

AUCTION GUIDE £170,000 - £180,000

In conjunction with our partners at Auction HOUSE

- CROSSING KEEPERS GATEHOUSE
- EXTENDED & MUCH IMPROVED
- 4 PIECE BATHROOM
- UNIQUE OPPORTUNITY
- 2 / 3 BEDROOMS
- GCH & uPVC DOUBLE GLAZED WINDOWS
- CARLTON MARSHES
- GOOD SIZE LOUNGE
- LAID TO LAWN GARDENS & PARKING

Unique OPPORTUNITY to own the 'Crossing Keepers Gatehouse'. Located in the midst of the Suffolk countryside & next to the Lowestoft to Ipswich trainline; this MUCH improved & extended HOME needs to be VIEWED to be appreciated...

ENTRANCE PORCH

Fitted carpet and door into...

RECEPTION / BEDROOM

3.11m x 2.82m (10'2" x 9'3")

Overlooking the countryside this room has fitted carpet, uPVC double glazed window, radiator, TV and power points, fireplace with tiled surround and mantel.

KITCHEN

3.83m x 3.17m (12'6" x 10'4")

Cottage style kitchen has wall and base units with worktop, inset sink / drainer, electric hob and extractor fan over and a solid fuel Aga. Tiled flooring, uPVC double glazed window, TV and power points.

LOUNGE

4.69m x 4.65m (15'4" x 15'3")

A fabulous extension to the home provides this lovely size reception; tiled flooring, uPVC double glazed window with Velux window, radiator, TV and power points.

CONSERVATORY

1.89m x 1.87m (6'2" x 6'1")

Part brick with uPVC double glazed windows and polycarbonate roof; tiled flooring and door out to the rear garden.

UTILITY ROOM

2.07m x 1.76m (6'9" x 5'9")

Base unit with worktop and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, power points and the gas central heating / domestic hot water boiler in situ; door to...

BATHROOM

2.77m x 2.05m (9'1" x 6'8")

Tiled top to toe with a modern white suite comprising a pedestal sink, WC, bath and a separate shower with mains shower. Tiled flooring, opaque uPVC double glazed window, heated towel rail and extractor fan.

BEDROOM 1

3.15m x 2.90m (10'4" x 9'6")

Double bedroom has a double aspect with uPVC double glazed windows to the front and side of the home; radiator and power points.

BEDROOM 2

3.13m x 2.89m (10'3" x 9'5")

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

OUTSIDE

Hard standing for off road parking with pedestrian access to the well established laid to lawn side and rear gardens. Mature borders with various inset plants and flowers; patio areas, outside lighting and water tap.



GATEHOUSE, BURNT HILL LANE
TOTAL FLOOR AREA: 736 sq. ft. (68.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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, fixtures and appliances shown here are not intended and no guarantee is given for their condition or fitness for use.
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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

EPC RATING - D