



2 Monarch Way, Carlton Colville, Lowestoft, NR33 8GH

£350,000

- DETACHED
- KITCHEN / DINER
- LOUNGE & CONSERVATORY

- 6 BEDROOMS
- 3 SHOWER ROOMS
- ENSUITE TO MAIN BEDROOM & GROUND FLOOR CLOAKROOM / WC

- uPVC DG & GCH THROUGHOUT
- ENCLOSED REAR GARDEN
- DRIVEWAY & DOUBLE GARAGE

Another property SOLD by Ange & Co!



ENTRANCE HALLWAY

Through the part double glazed door into the entrance hallway of this spacious home... With access to all areas of the ground floor, the entrance hallway has laminate flooring, radiator, telephone, power points and a handy under stair cupboard gives storage. Door into the...

CLOAKROOM / WC

1.48m x 0.85m (4'10" x 2'9")

White suite comprises a low level WC and pedestal basin. Vinyl flooring, radiator and extractor.

LOUNGE

6.44m x 3.30m (21'1" x 10'9")

Overlooking the front of the home through the uPVC double glazed window, the lounge has fitted carpet, radiator, TV and power points; gas fire in situ. uPVC double glazed French doors into the...

CONSERVATORY

2.89m x 1.62m (9'5" x 5'3")

Overlooking the rear garden through the uPVC double glazed windows, the conservatory has a polycarbonate roof and features laminate flooring and power points; uPVC double glazed door out to the rear garden.

DINING ROOM

2.69m x 2.50m (8'9" x 8'2")

Versatile second reception room lends itself to be the dining room and features laminate flooring, uPVC double glazed window, radiator and power points. Opening into the...

KITCHEN

3.47m x 2.84m (11'4" x 9'3")

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, oven with gas hob and extractor over; space / plumbing for your other chosen appliances. Laminate flooring, uPVC double glazed window, radiator, power points and the gas central heating / domestic hot water boiler in situ. Opening into the...

UTILITY ROOM

1.71m x 1.61m (5'7" x 5'3")

A handy extension of the kitchen space, the utility room has wall units and worktop with space / plumbing for your chosen appliances. Laminate flooring, power points, extractor and part double glazed door out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to bedrooms 1 - 4 and the shower room. Fitted carpet, radiator, power points and storage cupboard in situ.

BEDROOM 1

3.30m x 3.30m (10'9" x 10'9")

Good size double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points; built-in wardrobes give storage. Door into the...

ENSUITE

1.97m x 1.55m (6'5" x 5'1")

White suite comprises a low level WC, pedestal basin and corner cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window, radiator and extractor.

BEDROOM 2

3.32m x 2.48m (10'10" x 8'1")

Another double bedroom has laminate flooring, uPVC double glazed window, radiator, TV and power points; built-in wardrobes.

BEDROOM 3

3.30m x 2.22m max (10'9" x 7'3" max)

Laminate flooring, uPVC double glazed window, radiator, power points and built-in wardrobe.

BEDROOM 4

2.53m x 2.21m (8'3" x 7'3")

Laminate flooring, uPVC double glazed window, radiator and power points.

SHOWER ROOM

1.88m x 1.83m (6'2" x 6'0")

Modern fitted suite comprises a low level WC, vanity unit with inset basin and walk-in cubicle with mains shower. Tiled top to toe with opaque uPVC double glazed window, radiator and extractor.

SECOND FLOOR - LANDING

Carpeted stairs to the second floor with doors to an additional two bedrooms and shower room. Fitted carpet, Velux window and cupboard in situ.

BEDROOM 5

3.78m x 2.50m (12'4" x 8'2")

Another double bedroom has laminate flooring, uPVC double glazed and Velux windows, radiator and power points; loft access in situ.

BEDROOM 6

3.40m x 1.97m (11'1" x 6'5")

Last but certainly not least... Laminate flooring, Velux window, radiator and power points.

SHOWER ROOM

2.42m x 1.70m (7'11" x 5'6")

White suite comprises a low level WC, pedestal basin and shower cubicle. Vinyl flooring, opaque uPVC double glazed window, heated towel rail and extractor.

OUTSIDE

Laid to lawn frontage has mature shrubs set into borders and a pedestrian path to the front of the home. Driveway provides ample off-road parking and gives access to the...
DOUBLE GARAGE (5.08m x 4.62m (16'7" x 15'1")) has two vehicular up and over doors, light, power points and personnel door to the...
Low maintenance rear garden has artificial grass, brick weave patio areas and a raised decking area; mature trees and shrubs set into borders. Gated access to the side of the home, outside lighting and water tap.

ADDITIONAL INFORMATION

FREEHOLD TENURE

EAST SUFFOLK COUNCIL TAX - BAND E

ENERGY PERFORMANCE CERTIFICATE

RATING - B

The property benefits from solar panels which are owned outright with a yield of approx. £600 - £800 per annum.



TOTAL FLOOR AREA : 1419 sq.ft. (131.9 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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