



17 Robertsbridge Walk, Carlton Colville, Lowestoft, NR33 8SE

Offers In Excess Of £375,000

Another property SOLD by Ange & Co!

- CUL-DE-SAC
- MODERN FITTED KITCHEN
- uPVC DG & GCH
- DETACHED & EXTENDED
- 2 / 3 RECEPTIONS
- LANDSCAPED GARDENS
- 4 / 5 BEDROOMS
- CLKRM/WC, BATHROOM & ENSUITE
- DRIVEWAY & GARAGE



Council Tax Band: E



HALLWAY

Through the front door of this extended home; the hallway gives access to the cloakroom/WC, lounge, dining room and stairs up to the first floor. Karndean flooring, radiator and power points.

CLOAKROOM / WC

Suite comprises a pedestal basin and WC; Karndean flooring, uPVC double glazed window and radiator.

LOUNGE

5.18m x 3.56m (16'11" x 11'8")

With French uPVC double glazed doors out onto the the rear garden the lounge has fitted carpet, uPVC double glazed window, radiator, TV and power points.

DINING ROOM

3.46m 2.97m (11'4" 9'8")

At the front of the home; Karndean flooring, uPVC double glazed window, radiator, power points and an under stair cupboard.

KITCHEN

6.06m 3.02m (19'10" 9'10")

Space to create your culinary delights whilst entertaining; wall and base units with worktop, inset sink / drainer and integral appliances include fridge, freezer, washing machine, dishwasher and range cooker with extractor fan over. Karndean flooring with plinth lighting; uPVC double glazed window, radiator with floor heater and power points. Double glazed bi-folds out to the rear garden.

RECEPTION / BEDROOM 5

2.98m x 2.70m (9'9" x 8'10")

Multi-purpose room has Karndean flooring, uPVC double glazed window, radiator and power points.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and loft access in situ.

BEDROOM 1

4.27m x 3.25m (14'0" x 10'7")

This double bedroom benefits from your own ensuite and a walk-in wardrobe; fitted carpet, uPVC double glazed window, radiator, TV and power points. Walk-in wardrobe with drawers, shelving and hanging space; fitted carpet, uPVC double glazed window, radiator and power points.

ENSUITE

White suite comprises a vanity unit with inset basin, WC and a corner cubicle with mains shower. Vinyl flooring, opaque uPVC double glazed window, heated towel rail and extractor fan. Built-in cupboard houses the gas central heating / domestic hot water boiler and pressurised hot water unit.

BEDROOM 2

3.87m x 3.17m (12'8" x 10'4")

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

BEDROOM 3

3.87m x 2.47m (12'8" x 8'1")

Another double bedroom at the front of the home this double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

BEDROOM 4

2.73m x 2.19m (8'11" x 7'2")

Fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM

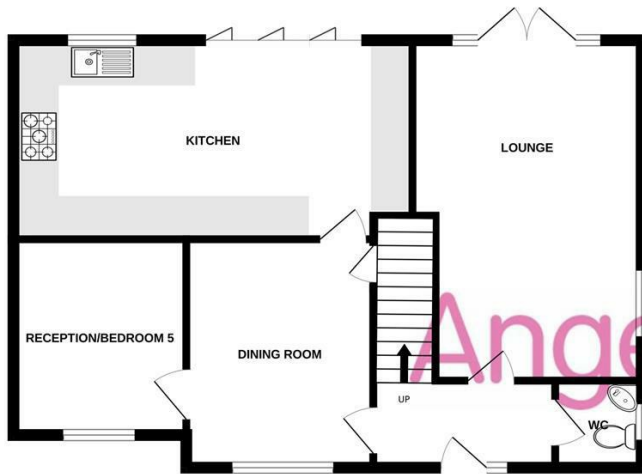
2.25m x 1.65m (7'4" x 5'4")

White suite comprises a vanity unit with inset basin, WC and panelled bath with mains rainfall shower over. Vinyl flooring, opaque uPVC double glazed window and heated towel rail.

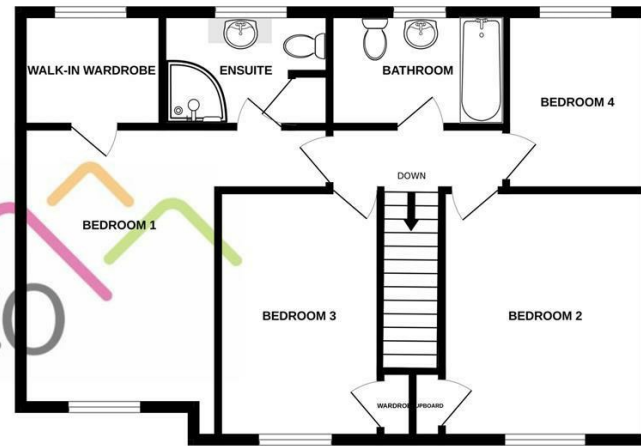
OUTSIDE

Attractive, low maintenance frontage with brick weave driveway providing off road parking for 4 vehicles and leading to the GARAGE; electric roller vehicular door with lighting and power points. Low maintenance rear garden has artificial grass, patio areas and a covered bar for entertaining; mature shrubs set into borders, outside lighting and water tap. Gated access to the side of the home.

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



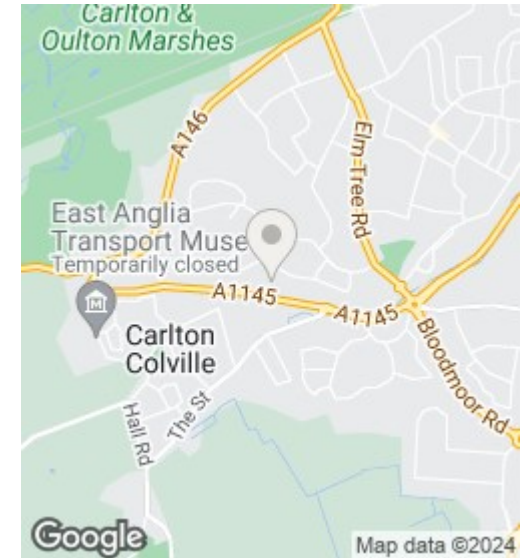
1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



ROBERTSBRIDGE WALK, CARLTON COLVILLE, NR33 8SE

TOTAL FLOOR AREA: 1320 sq.ft. (122.7 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.
Made with Metropix ©2023



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

EPC - RATING D