



## Rushton Drive, Carlton Colville, Lowestoft

£350,000

- POPULAR LOCATION
- HALLWAY WITH CLOAKROOM/WC
- BATHROOM & ENSUITE
- DETACHED
- LOUNGE & CONSERVATORY
- LOW MAINTENANCE GARDENS
- 4 BEDROOMS
- OPEN PLAN KITCHEN / DINER
- DRIVEWAY & GARAGE

DETACHED 4 bed HOME set in a CUL-DE-SAC on a POPULAR development in Carlton Colville; close to amenities & just off the A146 making the commute to the towns of Lowestoft, Beccles & the City of Norwich easily accessible...

### HALLWAY

Through the front door into the hallway of this family home; doors to the cloakroom / WC, lounge, dining room and a built-in cupboard that provides storage and houses the consumer unit. Vinyl flooring, radiator, power points and the heating thermostat is in situ; stairs to the first floor.

### CLOAKROOM / WC

Suite comprises a low level WC and corner wash basin. Vinyl flooring, radiator and extractor fan.

### LOUNGE 6.21m x 3.32m (20'4" x 10'10")

Double aspect with uPVC double glazed window to the front of the home and French uPVC double glazed doors to the conservatory. Tiled flooring, radiator, TV, power points and cast iron wood burner.

### CONSERVATORY 3.21m x 2.87m (10'6" x 9'4")

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

### KITCHEN / DINER 6.20m x 2.47m (20'4" x 8'1")

Open-plan giving you the space to entertain... wall and base units with worktop and breakfast bar. Inset sink drainer, oven with gas hob and extractor fan over; space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed windows, radiator and power points; part glazed door out to the rear garden.

### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and airing cupboard that houses the gas central heating / domestic hot water combination boiler.

### BEDROOM 1 3.34m x 3.33m (10'11" x 10'11")

Giving the answer to your storage solution with a large built-in wardrobe and your very own ensuite; fitted carpet, uPVC double glazed window, radiator and power points. Door to the...

### ENSUITE

Suite comprises a pedestal basin, WC and corner cubicle with mains shower. Tile flooring, opaque uPVC double glazed window and radiator.

### BEDROOM 2 3.33m x 2.81m (10'11" x 9'2")

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

### BEDROOM 3 3.31m x 2.51m (10'10" x 8'2")

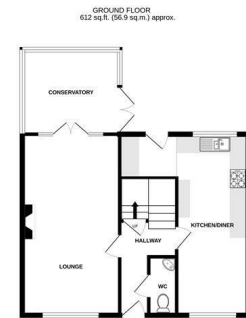
Double bedroom with rear aspect has fitted carpet, uPVC double glazed window, radiator, power points and a built-in wardrobe.

### BEDROOM 4 2.50m x 1.89m (8'2" x 6'2")

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

### BATHROOM

White suite comprises a pedestal basin, WC and panelled bath. Tiled flooring, opaque uPVC double glazed window, radiator and extractor fan.



RUSHTON DRIVE, CARLTON COLVILLE, NR33 8QB  
TOTAL FLOOR AREA: 1125 sq ft (104.5 sq m) (approx)  
While every effort has been made to ensure the accuracy of the floorplan, the dimensions of rooms, fixtures, fittings and other items are approximate and not necessarily to scale. The floorplan is for information only and should not be used as a basis for any contractual obligations. The actual layout and dimensions of the property may vary from those shown on the floorplan.  
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### OUTSIDE

Low maintenance gardens with brick weave driveways at the front and laid with shingle at the rear with patio areas and inset shrubs; outside lighting, water tap and timber shed. GARAGE 5.26m x 2.67m (17'3" x 8'9") with vehicular up and over door, light and power points.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

EPC - RATING C