



Beech Road, Carlton Colville

£250,000

- POPULAR AREA
- POSH LOFT
- GARDEN / UTILITY ROOM
- WELL PRESENTED
- OPEN-PLAN LIVING
- LOW MAINTENANCE GARDENS
- 2 BEDROOMS
- VERSATILE DESIGN
- 40 SQM WORKSHOP/GARAGE

VIEWING is HIGHLY RECOMMENDED to appreciate this WELL PRESENTED versatile HOME set in very popular OLD part of Carlton Colville. OPEN-PLAN design provides MODERN LIVING whilst the 2 DOUBLE bedrooms & POSH LOFT provides ample space...

Ideally located on the cusp of the Suffolk countryside yet close to local amenities & public transport links whether local or further afield.

HALLWAY

Through the front door of this beautifully presented home you enter the hallway with access to the living accommodation & 2 bedrooms.

LOUNGE 4.17m x 3.35m (13'8" x 10'11")

Laminate flooring, radiator, TV and power points; opening into the...

KITCHEN / BREAKFAST ROOM 5.35m x 2.86m (17'6" x 9'4")

High gloss kitchen with wall / base units and central island; worktop with inset sink / drainer, integral oven with hob and extractor fan over. Space and plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, radiator, power points and roof lantern provides plenty of natural daylight.

SNUG 2.97m x 2.19m (9'8" x 7'2")

Part brick with uPVC double glazed window, tiled flooring, radiator and power points.

GARDEN / UTILITY ROOM 3.65m x 2.94m (11'11" x 9'7")

A room of versatility; part brick with uPVC double glazed windows, vinyl flooring, wall lighting, power points and worktop with space / plumbing for your chosen appliances.

BATHROOM

White suite comprises a vanity unit with inset basin, WC and bath with mains shower and screen. Tiled top to toe; opaque uPVC double glazed windows and heated towel rail.

WC

Tiled flooring, opaque uPVC double glazed window and WC.

RECEPTION / STUDY 2.99m x 2.32m (9'9" x 7'7")

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

BEDROOM 1 3.38m x 3.10m (11'1" x 10'2")

Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 2 3.36m x 2.86m (11'0" x 9'4")

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

FIRST FLOOR - POSH LOFT 5.11m x 3.83m (16'9" x 12'6")

Carpeted stairs up to this multipurpose room; fitted carpet, double glazed window and Velux window, radiator, power points and eaves storage.

OUTSIDE

Low maintenance gardens, predominantly artificial grass with brick weave at the front of the home. Rear garden has artificial grass and various seating areas, a pergola, covered Koi pond and summer house with lighting and power points. Opportunity for off road parking accessed from the rear service road.

GARAGE / WORKSHOP 7.00m x 5.75m (22'11" x 18'10")

Timber built outbuilding gives options; 2 x double vehicular doors, light, power points and personnel door.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING C