



Monarch Way, Carlton Colville, Lowestoft

£350,000

- CUL-DE-SAC
- OPEN-PLAN
- KITCHEN / DINER
- WELL PRESENTED
- CLOAKROOM / WC
- ENSUITE & BATHROOM
- 4 BEDROOMS
- LOUNGE
- GARDENS DRIVEWAY & GARAGE

SIMPLY STYLE... Set in a cul-de-sac off Monarch Way on the poplar Tramway Oaks development; easily accessible for all commuters. This 4 bed detached is **ONE TO CONSIDER...**

HALLWAY

Through the front door into the hallway of this family home; doors to the cloakroom / WC, lounge, dining room and built-in cupboard that provides storage and houses the consumer unit. Tiled 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. Tiled flooring, radiator and extractor fan.

LOUNGE

6.41m x 3.37m (21'0" x 11'0")

Double aspect with uPVC double glazed window to the front of the home and French uPVC double glazed doors to the conservatory. Fitted carpet, radiator, TV / power points and fireplace with surround.

KITCHEN / DINER

6.20m x 2.45m min (20'4" x 8'0" min)

Open-plan living... high gloss wall and base units with worktop and ambient lighting, inset sink drainer; integral appliances include dishwasher, washer / dryer, double wall oven, combination microwave and induction hob with extractor fan over. Tiled flooring, uPVC double glazed windows, radiator and power points; gas central heating / domestic hot water boiler in situ and 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 which houses the pressurised hot water unit.

BEDROOM 1

3.33m x 3.33m (10'11" x 10'11")

Double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator and TV / power points. Built-in wardrobes and door to the...

ENSUITE

Suite comprises a vanity unit with inset basin, WC and corner shower cubicle. LVT flooring, opaque uPVC double glazed window and heated towel rail.

BEDROOM 2

3.35m x 2.80m (10'11" x 9'2")

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

BEDROOM 3

3.32m x 2.49m (10'10" x 8'2")

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

BEDROOM 4

2.47m x 1.88m (8'1" x 6'2")

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

BATHROOM

Suite comprises a vanity unit with inset basin, WC and bath with shower over. LVT flooring, opaque uPVC double glazed window, heated towel radiator and extractor fan.



MONARCH WAY, CARLTON COULLE, WISSISSIPPI
TOTAL FLOOR AREA: 1022 sq.ft. (94.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and site areas have not been taken and are approximate to those for use only. It is recommended that you get a professional surveyor to check the measurements and to verify the accuracy of the floorplan. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or condition. Made with Blueprints 2012

OUTSIDE

Laid to lawn frontage with inset shrubs and off road parking for 3 vehicles. Single brick GARAGE with vehicular up and over door; light, power points and pedestrian access to the laid to lawn garden with porcelain tiled patio and various plants and shrubs. Outside lighting, water tap and side storage area with 2 timber sheds.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE RATING - C