



Hollow Lane, Carlton Colville, Lowestoft

£525,000

- NO CHAIN
- OPPORTUNITY
- OPEN-PLAN KITCHEN / DINER
- INDIVIDUAL DETACHED HOME
- 3 BEDROOMS
- LAID TO LAWN GARDENS
- SPACIOUS
- 2 BATHROOMS
- DRIVEWAY & GARAGE

11 Hollow Lane, Carlton Colville, Lowestoft NR33 8HP

IMMACULATELY presented 3 STOREY HOME is UNIQUE & away from the hustle & bustle yet close to the local Ashburnham shopping parade & just off the A146 Lowestoft to Norwich road with public transport in close proximity. VIEWING is ABSOLUTELY necessary to appreciate what this HOME has to offer...



Council Tax Band: D



HALLWAY

Come on inside this individual, immaculate detached home.... fitted carpet, radiator, power points and built-in storage cupboards; stairs to all floors.

CLOAKROOM WC / SHOWER ROOM

White suite comprises a vanity unit with inset basin, WC and a double shower cubicle. Tiled flooring, opaque uPVC double glazed window, heated towel rail and extractor.

LOUNGE 6.19m x 4.16m (20'3" x 13'7")

Lovely size lounge at the front of the home features fitted carpet, uPVC double glazed bay window, wall lighting, radiator, TV, power points and wood burner in situ; French doors into the hallway and opening into..

KITCHEN / DINER 6.19m 3.30m (20'3" 10'9")

Wall and base units with granite worktop and breakfast bar; inset sink / drainer with waste disposal and other appliances include dishwasher, fridge and double oven with hob and extractor fan over. Plenty of space for your chosen dining table and sliding doors into...

GARDEN ROOM 8.82m x 2.12m (28'11" x 6'11")

Panoramic views of the rear garden through the top to toe glazed garden room; fitted carpet, radiator, TV and power points. Sliding doors out to the rear garden.

UTILITY 4.94m x 2.34m (16'2" x 7'8")

Excellent size utility is just the place for the laundry; wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Laminate vinyl tile flooring, uPVC double glazed flooring, radiator, power points and stable door out to the rear garden.

STORE ROOM 3.68m x 1.99m (12'0" x 6'6")

Rather handy room to have... giving space to store with light, power points and the gas central heating / domestic hot water boiler in situ.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and a cupboard.

BEDROOM 1 4.99m x 4.07m max (16'4" x 13'4" max)

Good size double has the answer to your storage solutions with built-in wardrobes, overhead cupboards and bedside cabinets. Fitted carpet, uPVC double glazed window, wall lighting, radiator and power points; door to...

ENSUITE BATHROOM

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

BEDROOM 2 4.31m x 2.83m (14'1" x 9'3")

Overlooking the rear garden this double bedroom also has built-in wardrobes, dressing table and bedside cabinets. Fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 3 3.30m x 2.01m (10'9" x 6'7")

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

OUTSIDE

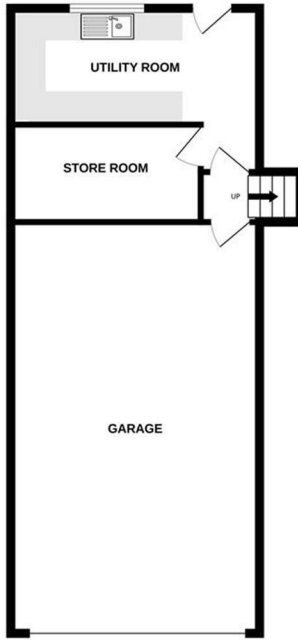
Wonderfully manicured and maintained gardens are laid to lawn with brick weave driveway providing ample off road parking and oversized DOUBLE GARAGE 8.07m x 4.98m (26'5" x 16'4") Integral garage has an up and over vehicular door with lighting, power points and internal door into the home. Enclosed and very private rear garden has mature Leylandii boundaries with patio areas. Outside lighting, water tap and summer house.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

EPC - RATING C

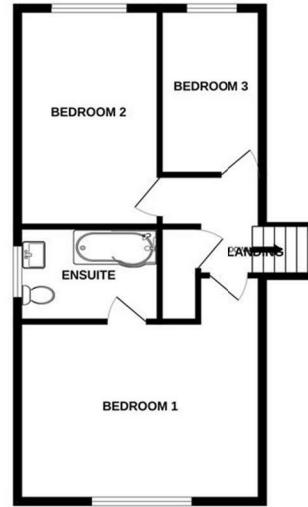
BASEMENT
662 sq.ft. (61.5 sq.m.) approx.



GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



HOLLOW LANE, CARLTON COLVILLE

TOTAL FLOOR AREA : 2117 sq.ft. (196.7 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.
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