



Colville Road, Lowestoft, NR33 9QT

£410,000

- NO CHAIN
- 4 RECEPTIONS
- LARGE CONSERVATORY
- SPACIOUS
- 4 DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- VERSATILE
- 3 BATHROOMS
- DRIVEWAY & DOUBLE GARAGE

Colville Road, Lowestoft NR33 9QT

INDIVIDUAL detached HOME has a WEALTH of space & OPPORTUNITY with VERSATILE living accommodation. The 4 receptions give a multitude of options whilst the 4 DOUBLE bedrooms give space for all of the family; & the convenience of 3 bathrooms & the practicality of a kitchen with separate utility, NOT forgetting the LARGE conservatory. Gardens give a blank canvas whilst the driveway provides PLENTY of hardstanding & parking.

Set in South Lowestoft, close to amenities whether business or pleasure, with public transport close by & our East Coast award winning beach a short distance away #eastcoastliving.



Council Tax Band: E



PORCH

Ideal place to leave your outdoor wear along with the shopping, the buggy etc. Vinyl flooring and uPVC double glazed window; Door into the hallway of the home and the...

UTILITY ROOM

2.51m x 2.21 (8'2" x 7'3")
Tiled flooring, uPVC double glazed window, power points and worktop with space & plumbing for your chosen appliances; gas central heating / domestic hot water boiler and cylinder in situ.

RECEPTION HALL

Giving access to all area; vinyl flooring, radiator and power points.

WET ROOM

Easy living; pedestal basin, WC and electric shower. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor fan.

LOUNGE

6.19m x 3.93m (20'3" x 12'10")
Laminate flooring, uPVC double glazed windows, wall lighting, radiators, TV / power points and fire with surround.

CONSERVATORY

4.43m x 3.77m (14'6" x 12'4")
Fantastic size; part brick with uPVC double glazed windows and glass roof; tiled flooring and double doors out to the rear garden.

DINING ROOM

3.00m x 2.97m (9'10" x 9'8")
Laminate flooring, radiator and power points; opening into...

KITCHEN

3.73m x 3.14m (12'2" x 10'3")
Wall and base units with worktop, inset sink / drainer, extractor fan and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed windows, radiator and power points. Further base units with worktop and part glazed door out to the side of the home.

RECEPTION / STUDY

2.77m x 1.81m (9'1" x 5'11")
Laminate flooring, uPVC double glazed window, radiator and power points.

RECEPTION / BEDROOM

3.46m x 2.73m max (11'4" x 8'11" max)
Versatile room; laminate flooring, uPVC double glazed window, radiator and power points.

FIRST FLOOR - LANDING

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

BEDROOM 1

3.98m x 3.81m (13'0" x 12'5")
Double bedroom with front aspect; fitted carpet, uPVC double glazed window, radiator, TV and power points; door to...

ENSUITE

White suite comprises a pedestal sink, WC and enclosed mains cubicle. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor.

BEDROOM 2

3.97m x 3.02m (13'0" x 9'10")
Double bedroom to the rear; fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 3

3.43m x 3.00m (11'3" x 9'10")
Another double bedroom to the rear of the home; fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 4

3.48m x 2.94m (11'5" x 9'7")
Double bedroom with front aspect; fitted carpet, uPVC double glazed window, radiator, TV and power points.

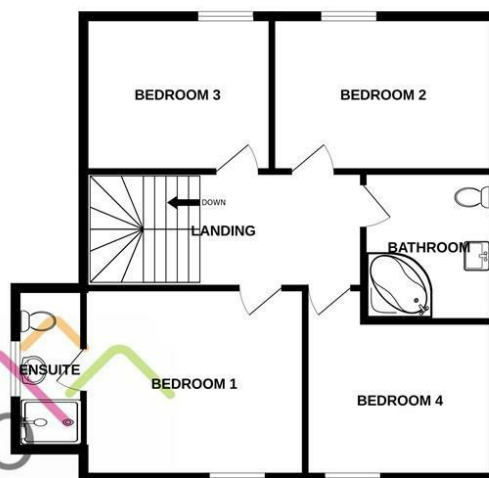
BATHROOM

White suite comprises a vanity unit with inset basin, WC and corner bath. Vinyl flooring, opaque uPVC double glazed window, radiator and shaver light.

GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



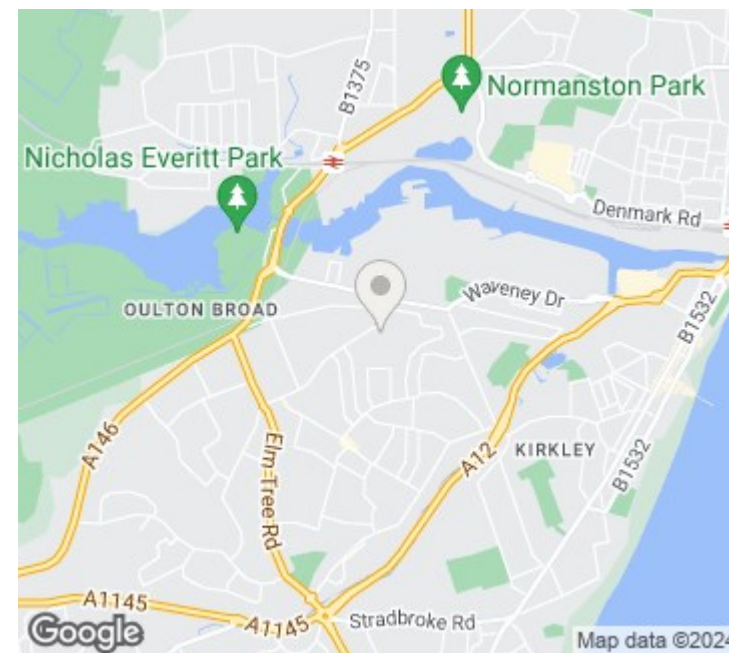
1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



COLVILLE ROAD, LOWESTOFT

TOTAL FLOOR AREA : 1853 sq.ft. (172.1 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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OUTSIDE

Brick weave driveway provides off road parking and hardstanding for several vehicles and leads to the DOUBLE GARAGE 5.66m x 5.59m (18'6" x 18'4") Brick built with vehicular door, light, power points and personnel door out to the laid to lawn South facing garden with patio area.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

EPC RATING - D