



Rushton Drive, Carlton Colville, Lowestoft NR33 8GB

£340,000

- POPULAR LOCATION
- GOOD PRESENTATION
- SOUTH FACING GARDEN
- SPACIOUS & VERSATILE
- 3 BATHROOMS
- DOUBLE DRIVEWAY
- 3 FLOORS
- uPVC DG & GCH
- DOUBLE GARAGE

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3 floors of VERSATILE, SPACIOUS LIVING, this well-presented TOWNHOUSE provides the SPACE a growing family needs. IDEALLY located close to all amenities whether shops, GOOD SCHOOLING, public transport & eateries.

With the Suffolk countryside on your doorstep & one of the finest East Coast beaches a short journey away, the property is just off the A146 making the commute to nearby towns & the city of Norwich easily accessible.



Council Tax Band: E



HALLWAY

Giving access to the ground floor and stairs up to the first floor; laminate flooring, covered radiator, power points and under stairs cupboard provides storage and houses the consumer unit and meters.

CLOAKROOM / WC

Low level WC and a corner pedestal basin. Tiled flooring, radiator and extractor fan.

LOUNGE

6.23m x 3.32m (20'5" x 10'10")

Good size lounge with double aspect to the front and rear of the home; fitted carpet, uPVC double glazed window, radiators, TV / power points and wood burner with Oak mantel. French uPVC double glazed doors out to the rear garden.

KITCHEN / DINER

6.24m x 2.44m min (20'5" x 8'0" min)

Open plan kitchen / diner has ample wall and base units with wooden worktop and inset ceramic sink / drainer, dual fuel range oven with extractor fan over and space / plumbing for your chosen appliances. Laminate flooring, 2 uPVC double glazed windows, radiators, power points and space for your chosen dining table. Gas central heating / domestic hot water boiler in situ. Door into the...

UTILITY

1.62m x 1.52m (5'3" x 4'11")

Space & plumbing for further appliances; laminate flooring, radiator and door out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to 4 bedrooms, bathroom and the airing cupboard which houses the 2 month old pressurised hot water unit.

BEDROOM 1

3.34m x 3.32m (10'11" x 10'10")

Overlooking the rear garden this double bedroom benefits from its own ensuite and has fitted carpet, radiator, TV / power points and a built-in double wardrobe.

ENSUITE

1.97m x 1.60m (6'5" x 5'2")

White suite comprises a pedestal basin, WC and an enclosed shower cubicle. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor fan.

BEDROOM 2

3.33m x 2.51 (10'11" x 8'2")

Another double bedroom overlooking the rear garden; fitted carpet, radiator, TV / power points and a built-in double wardrobe.

BEDROOM 3

3.33m x 2.20m max (10'11" x 7'2" max)

Single bedroom with front aspect; fitted carpet, 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 and radiator.

BEDROOM 4

2.48m x 2.22m max (8'1" x 7'3" max)

Whether another bedroom or home study, this room features fitted carpet, uPVC double glazed window, radiator and power points.

SECOND FLOORING - LANDING

Stairs to the second floor with doors to bedrooms 5 and 6. Fitted carpet, Velux window and built-in cupboard give storage; access to eaves storage.

BEDROOM 5

4.21m x 3.30m max (13'9" x 10'9" max)

Double bedroom with elevated views; fitted carpet, Velux window, radiator and TV / power points.

SHOWER ROOM

Excellent size; white suite comprises a pedestal basin, WC and enclosed shower cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window, radiator and extractor fan.

BEDROOM 6

3.40m x 2.40m (11'1" x 7'10")

Single bedroom; fitted carpet, Velux window, radiator, TV / power points and eaves storage.

OUTSIDE

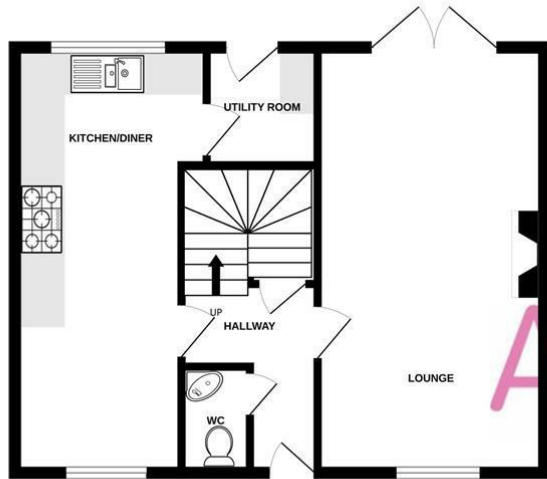
Attractive, low maintenance with aggregate to the front with wrought iron railings and double driveway provides off roading parking PLUS DOUBLE GARAGE. Enclosed South facing rear garden enjoys easy living with artificial grass; outside lighting, water tap, side storage and pedestrian access to the front driveway and the...

DOUBLE GARAGE

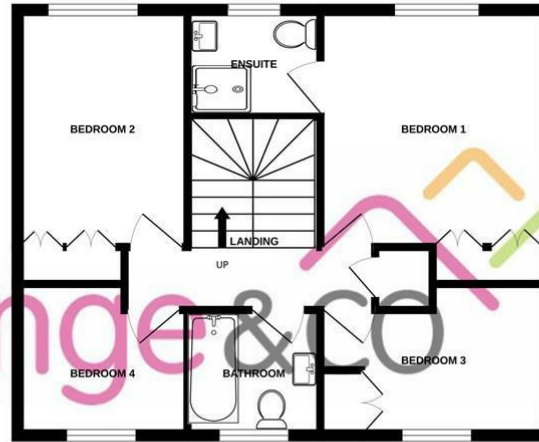
5.56m x 5.34m (18'2" x 17'6")

Detached double garage has up and over vehicular doors, light, power, eaves storage and personnel door.

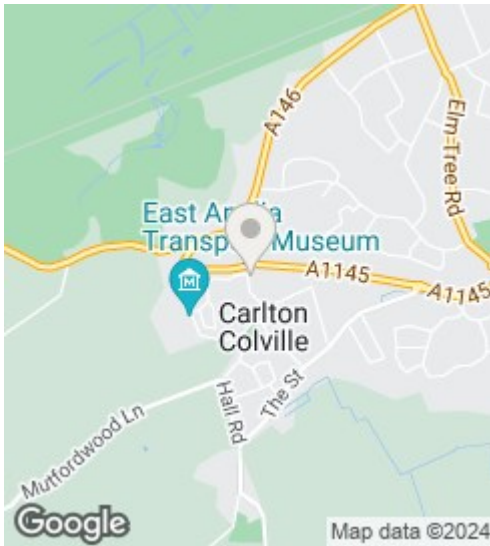
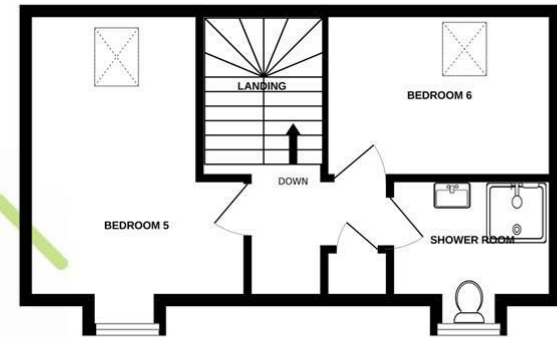
GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

EPC - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	