



Monarch Way, Carlton Colville, Lowestoft, Suffolk, NR33 8GH

GUIDE PRICE £170,000 - £180,000

- NO CHAIN
- CLOAKROOM / WC
- BATHROOM
- POPULAR LOCATION
- KITCHEN / BREAKFAST ROOM
- uPVC DG & GCH
- 2 DOUBLE BEDROOMS
- LOUNGE
- GARDEN & ALLOCATED PARKING

With 2 EXCELLENT DOUBLE bedrooms, this MODERN house is offered FOR SALE with NO ONWARD CHAIN. Property benefits a hallway with CLOAKROOM / WC, kitchen / breakfast room & lounge; GOOD size bathroom. uPVC double glazing & GCH throughout. Enclosed rear garden & ALLOCATED parking.

Located on the popular Tramway / Oaks development in Carlton Colville, just off the A146 making the commute to the local towns of Beccles / Lowestoft & a further afield to the City of Norwich easily accessible. With local amenities close by, public transport, good schooling & NOT forgetting our Suffolk Countryside on your doorstep.

HALLWAY

Fitted carpet, radiator, power points and stairs up to the first floor.

CLOAKROOM / WC

White suite comprises a wash basin and WC; vinyl flooring, radiator and extractor fan.

KITCHEN / BREAKFAST ROOM

3.70m x 2.04m (12'1" x 6'8")

Wall and base units with worktop, inset sink / drainer and oven with hob and extractor fan over; space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, radiator, power points and gas central heating / domestic hot water combination boiler in situ.

LOUNGE

4.07m x 3.58m (13'4" x 11'8")

Overlooking the rear garden; fitted carpet, uPVC double glazed window, radiator, TV / power points and double doors outside.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor; doors to both bedrooms, bathroom and built-in cupboard; loft access.

BEDROOM 1

3.97m x 3.17m (13'0" x 10'4")

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

BEDROOM 2

4.64m x 2.60m (15'2" x 8'6")

Another double bedroom; fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in wardrobes.

BATHROOM

2.56m x 2.03m (8'4" x 6'7")

White suite comprises a pedestal basin, WC and a bath with mains shower and screen. Vinyl flooring, opaque uPVC double glazed window and radiator.

OUTSIDE

Allocated parking to the front and pedestrian access to the laid to lawn enclosed rear garden with patio area.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

ENERGY PERFORMANCE RATING - C

