



Thornycroft Gardens, Carlton Colville, Lowestoft, Suffolk, NR33 8GE

£375,000

- DESIRABLE DEVELOPMENT
- 2 RECEPTIONS
- BATHROOM / ENSUITE & CLKRM/WC
- DETACHED HOME
- KITCHEN / BREAKFAST ROOM
- ENCLOSED GARDEN
- 4 BEDROOMS
- SEPARATE UTILITY
- DOUBLE GARAGE & DRIVEWAY

Welcome to Thornycroft Gardens, a charming address on the sought after Tramway Oaks development in Carlton Colville, Lowestoft.

Located just off the A146 making the commute by road or rail to the nearby towns & the city of Norwich easily accessible & with local amenities close by... this might just be the HOME you've been waiting for.

This delightful detached house BOASTS a hallway with cloakroom/WC, 3 receptions & kitchen / breakfast room with separate utility. 4 bedrooms, ensuite & family bathroom. Laid to lawn gardens, driveway & DOUBLE GARAGE...



Council Tax Band: E



HALLWAY

With access to all areas; fitted carpet, radiator, power points and stairs up to the first floor.

CLOAKROOM / WC

White suite comprises a WC and corner wash basin; tiled flooring, opaque uPVC double glazed window and radiator.

RECEPTION / STUDY

3.06m x 1.88m (10'0" x 6'2")

Double aspect reception has fitted carpet, uPVC double glazed windows, radiator and power points.

LOUNGE

4.96m x 4.63m (16'3" x 15'2")

Good size lounge overlooks the front and rear of the home; fitted carpet, uPVC double glazed windows, radiator and power points. Gas fire with surround and French double glazed doors out to the rear garden.

DINING ROOM

3.07m x 2.99m (10'0" x 9'9")

Perhaps the formal dining room; fitted carpet, uPVC double glazed window, radiator and power points.

KITCHEN / BREAKFAST ROOM

4.31m x 3.91m (14'1" x 12'9")

Wall and base units with worktop, inset sink / drainer and oven with gas hob and extractor fan over; space / plumbing for your appliances. Tiled flooring, uPVC double glazed windows, radiator and power points; opening to...

UTILITY ROOM

1.56m x 1.50m (5'1" x 4'11")

Base units with worktop, inset sink / drainer and space / plumbing for your appliances; tiled flooring, 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 the airing cupboard that houses the hot water pressurised unit. uPVC double glazed windows, radiator, power points and loft access in situ.

BEDROOM 1

4.89m x 3.30m (16'0" x 10'9")

The principal bedroom of the home has fitted carpet, uPVC double glazed windows, radiator, power points and built-in wardrobes; door to...

ENSUITE

3.01m x 1.90m (9'10" x 6'2")

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

BEDROOM 2

4.34m x 3.90m (14'2" x 12'9")

Excellent double bedroom has fitted carpet, uPVC double glazed window, Velux window, radiator, power points and built-in wardrobes.

BEDROOM 3

2.71m x 2.65m (8'10" x 8'8")

Double bedroom overlooks the front of the home; fitted carpet, uPVC double glazed windows, radiator, power points and built-in wardrobe.

BEDROOM 4

4.07m x 1.90m max (13'4" x 6'2" max)

Fitted carpet, uPVC double glazed windows, radiator and power points.

BATHROOM

2.10m x 1.76m (6'10" x 5'9")

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

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



3 THORNYCROFT GARDENS, CARLTON COLVILLE, LOWESTOFT

TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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

Laid to lawn gardens with low shrub border to the front and brick weave driveway to the side giving parking / hardstanding for 3 vehicles and access to the garage. Enclosed rear garden has borders filled with a variety of plants, flowers, shrubs and patio area. Outside lighting, water tap and side access.

DOUBLE GARAGE

5.43m x 5.30m (17'9" x 17'4")

Detached double brick garage has 2 x independent up and over vehicular doors, light, power points and personnel door.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

EPC RATING - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	