



Burlingham Drive, Carlton Colville, Lowestoft, NR33 8GD

£375,000

- NO CHAIN
- OPEN-PLAN KITCHEN
- 4 BEDROOMS
- POPULAR LOCATION
- SEPARATE UTILITY
- ENCLOSED GARDEN
- DETACHED
- 2 BATHROOMS
- DRIVEWAY & DOUBLE GARAGE

Burlingham Drive - HOME to this WELL APPOINTED & BEAUTIFULLY PRESENTED 4 bed detached property. Located in a popular development, this house offers not just a home, but a LIFESTYLE...

Whilst the property is situated just off the A146 making the commute to the nearby towns & the City of Norwich easily accessible whether by car or local transport, the amenities of shops, restaurants and good schooling are close by & the Suffolk countryside is on your doorstep.

With over 1400sq ft of living space this property BOASTS an OPEN-PLAN kitchen / diner / breakfast room with separate utility, 2 receptions; 4 bedrooms & 2 bathrooms. ATTRACTIVE gardens with double driveway & DOUBLE garage.

DON'T MISS OUT on the chance to make this house your own CALL US 01502 576840



Council Tax Band: D



ENTRANCE HALLWAY

Laminate flooring, radiator, power points and stairs up to the first floor.

CLOAKROOM / WC

Suite comprises corner basin and WC; vinyl flooring, radiator and extractor fan.

RECEPTION / STUDY

2.11m x 2.08m (6'11" x 6'9")

Giving a multitude of purposes; laminate flooring, uPVC double glazed window, radiator and power points.

LOUNGE

6.20m x 3.12m (20'4" x 10'2")

Good size lounge has a double aspect with uPVC double glazed window to the front and French uPVC double glazed doors opening out to the rear garden. Fitted carpet, wall lighting, TV / power points and gas fire with surround.

OPEN-PLAN KITCHEN / DINER / BREAKFAST

5.01m x 3.02m (16'5" x 9'10")

#kitchengoals right here; wall, base and larder units with worktop, inset sink and breakfast bar provides the place to grab brekkie, check your emails or perhaps an aperitif before dinner. Laminate flooring, uPVC double glazed windows, radiators and power points. Integral appliances include, double oven, induction hob with extractor fan over, dishwasher and space / plumbing for your other appliances. Door to...

UTILITY ROOM

1.84m x 1.56m (6'0" x 5'1")

Extension to the kitchen with wall and base units, worktop, inset sink, integral washing machine and tumble dryer. Laminate flooring, radiator, power points and the gas central heating / domestic hot water boiler; part glazed door to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms and the airing cupboard that houses the pressurised hot water unit. uPVC double glazed window, radiator, power points and loft access in situ partially boarded.

BEDROOM 1

3.60m x 3.15m > 4.23m (11'9" x 10'4" > 13'10")

Double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator, TV / power points and built-in wardrobe. Door to...

ENSUITE

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

BEDROOM 2

3.23m x 2.85m > 3.47m (10'7" x 9'4" > 11'4")

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

BEDROOM 3

3.23m x 2.43m (10'7" x 7'11")

At the front of the home; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

BEDROOM 4

3.14m x 1.64m (10'3" x 5'4")

Fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

BATHROOM

Good size bathroom comprises a pedestal basin, WC and bath. Vinyl flooring, opaque uPVC double glazed window and radiator.

OUTSIDE

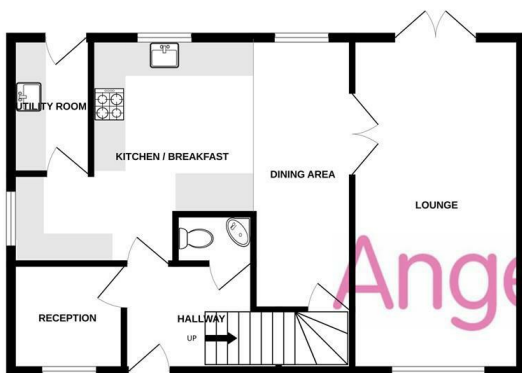
Walled rear garden with patio area has surprising privacy and borders filled with a variety of shrubs; outside lighting and water tap. Pedestrian access to the double driveway and...

GARAGE

5.37m x 5.32m (17'7" x 17'5")

Double brick garage; 2 up and over vehicular doors, light, power, great eaves storage and personnel door to the rear garden.

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



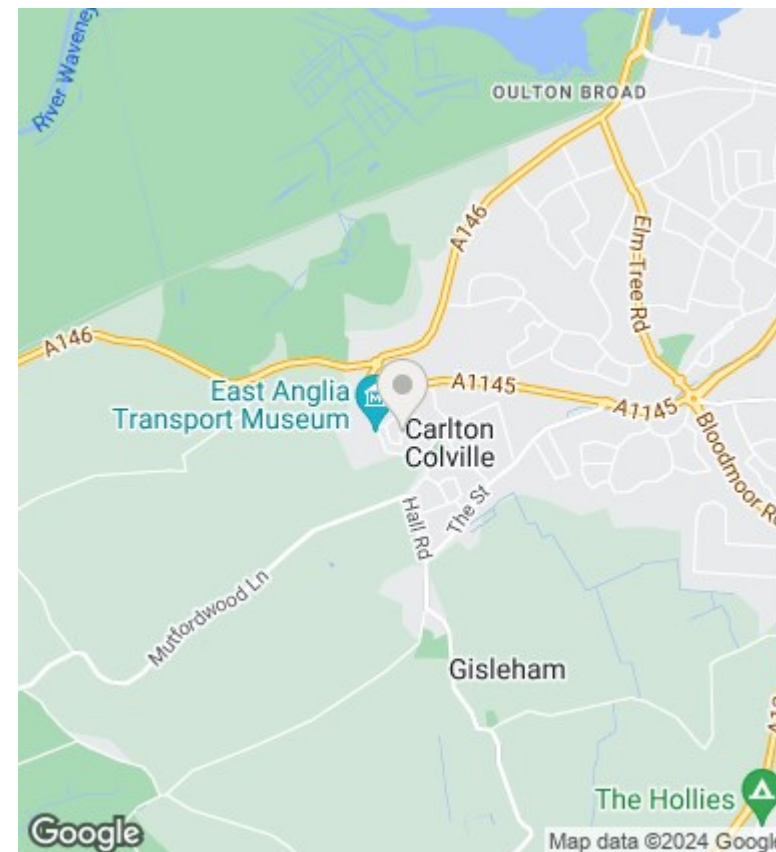
1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1265 sq.ft. (117.5 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 D

EPC - RATING C