



12 WATERS AVENUE

CARLTON COLVILLE, LOWESTOFT, NR33 8BJ



This property has been recently renovated and extended to provide a fantastic and spacious family home.

12 Waters avenue has been lovingly maintained and has been finished to a high standard, providing flexible living and spacious accommodation.

You enter the property via a large entrance hall which provides access to a useful home gym and access to the main living accommodation of the home. The property benefits from a flowing open plan; sitting room with feature fireplace and Kitchen//Diner with sliding doors onto the garden and modern breakfast island, an ideal space for entertaining family and friends. Located beyond this is the generously sized utility room & and Office/Snug. The ground floor accommodation is completed with family shower room and plenty of storage space.

Stairs to the first floor lead to three double bedrooms, the principle bedroom with built in wardrobe. The first floor accommodation is finished with large family bathroom. The property additionally benefits from off road parking and good size rear garden with views towards the church.

The village of Carlton Colville is situated approximately one mile from Oulton Broad which, is part of the Norfolk Broads. The village itself offers lots of amenities such as village shops, transport museum, Carlton marshes, secondary school and primary school, doctors surgery and many more amenities, with the neighbouring town of Lowestoft & Beccles offering a further abundance.

TENURE

Freehold.

EPC – TBC

SERVICES

Mains are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

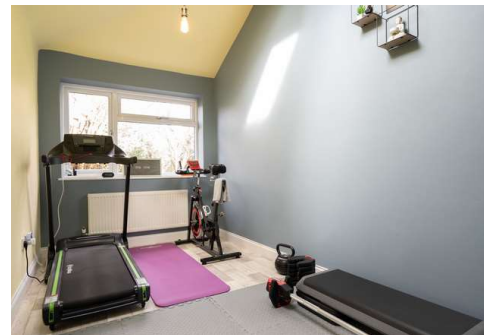
LOCAL AUTHORITY

East Suffolk Council. – Band D

VIEWING

Strictly by appointment with the agent's Southwold Office.





SPACIOUS
ACCOMMODATION



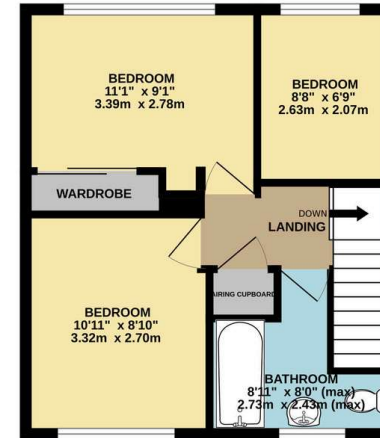


FLOOR PLAN

GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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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