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Famona Road,
Carlton Colville, Suffolk

A superb opportunity to purchase this CHAIN FREE spacious detached bungalow, ideally situated in the heart of Carlton Coville offering superb access to the coast at neighbouring Pakefield. The deceptively spacious accommodation offers a large sitting/dining room which opens to the gardens, a modern kitchen, re-fitted less than a year ago and three double bedrooms. The large windows fill the house with light, giving the property a great feel once inside with enough garden and patio space to enjoy outdoor pursuits. Viewing is essential to appreciate the space and location on offer.

Accommodation comprises briefly:

- Entrance Hall
- Three Bedrooms
- Kitchen
- Large Sitting Room
- Wet Room
- Utility Room
- Large Garage
- Private Garden
- Patio



Property

Entering through the side of the house we are greeted by a large open hallway, to our right we find the sitting room with a lovely fireplace as the main focal point and a large window on its far wall overlooking the garden. French double doors sit to the right of this window giving access to the patio and garden whilst also allowing a huge amount of light to come into the room. Continuing down the hall we come to our kitchen on the right which boasts brand new fixtures and fittings all round with an electric hob, up to date countertops and cupboards, ceiling spotlights give this room a warm feel while the large window above the sink also allows a large amount of light into the room during the day. Coming out of the kitchen we have a single WC in the room to our right and our boiler and utility space to our left. Re-entering the hallway and walking down it we have our first and largest bedroom on the left wall. Opposite this bedroom and to the right of the hall we find our spacious wet room with sealed flooring, WC, pedestal wash basin and large shower area with curtain round, also benefitting from grab rails and a riser rail, with a large window the room maintains the light feel that the rest of the house holds. At the end of the hall we find our second and third bedroom with the opportunity to have a dining space in one of these rooms, from this point we also have access to our large garage which has an electric garage door making it easily accessible for cars.



Outside

Stepping onto the property from Famona Road we are greeted by a concrete parking area with space for up to 4 cars and a small front area of grass, a low brick wall divides the public and private land sufficiently. Heading down the right side of the Bungalow through a gate we enter the rear garden, divided into two sections with a wooden fence a large patio sits at the end of the house with access into the sitting room through French double doors, an adequately sized area of grass extends past the wooden fence to the boundary of land which is concealed by full sized wooden fencing giving the garden the privacy one would want when in their garden.

Location

Number 9 is situated in the heart of Carlton Coville, with local shops and close to the East Anglia transport museum. A Carlton Marshes nature reserve is within easy distance as is The Rookery Park Golf Club and Driving Range. The The property is also close to the local schools and all the amenities that Oulton Broad has to offer.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. All mains connected.

Energy Rating: TBA

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: NR33 8JU

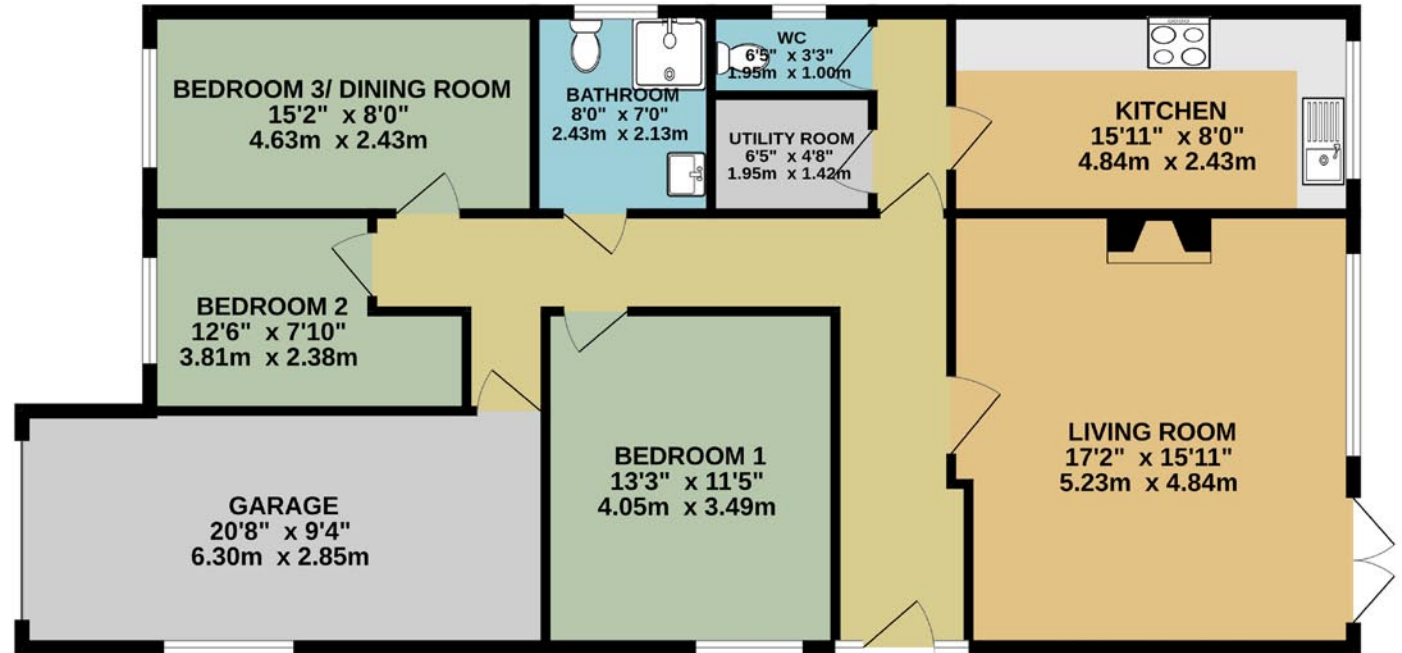
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £325,000



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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To arrange a viewing, please call 01986 888160

www.muskermcintyre.co.uk

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535



BUNGAY OFFICE

3 Earsham Street

Bungay

Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk