

£350,000  
Offers In Excess Of



## Yewdale

Carlton Colville, NR33 8WF

- Well proportioned detached family home
- 4 double bedrooms
- Master bedroom with en-suite shower room
- South west oriented rear garden
- Off road parking for multiple vehicles
- Double garage
- Spacious kitchen/diner
- Utility room
- Nestled in a cul-de-sac
- Sought after location in Carlton Colville

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### Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

### Entrance hall

UPVC double glazed door & window to the front aspect, vinyl flooring, spotlights, radiator, doors opening to the cloakroom & kitchen, an opening leads through to the lounge/diner and stairs lead up to the first floor landing.



### Sitting room

5.99 x 3.42

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiator, electric fireplace and French doors opening to the rear garden.

### Cloakroom

1.64 x 0.96

UPVC double glazed obscure window to the front aspect, vinyl flooring, fuse board, radiator, toilet and a pedestal wash basin with hot & cold taps.

### Kitchen/diner

5.96 max x 3.62 max

Vinyl flooring, x2 UPVC double glazed windows to the front & rear aspect, x2 radiator, spotlights, ample space for a table & chairs, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, built in oven, gas hob & extractor hood, integrated fridge, spaces for a freezer or wine fridge, fridge freezer & dishwasher and an archway opening leading through to the utility room.



### Utility room

1.92 x 1.52

Vinyl flooring, spotlights, cupboard housing gas combi boiler, laminate work surface, tile splash backs, space for a washing machine & tumble dryer and doors opening to a storage cupboard and out to the rear garden.



### Stairs leading up to the first floor landing

Fitted carpet, galleried landing, spotlights, loft access, radiator, airing cupboard (housing the hot water tank) and doors opening to bedrooms 1-4 & the family bathroom.



### Bedroom 1

3.57 max x 3.49 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, ceiling fan with light, fitted wardrobes and a door opening to the ensuite shower room.

### Ensuite shower room

2.34 x 1.50

Fitted carpet, UPVC double glazed obscure window to the front aspect, radiator, tile splash backs, suite comprises a toilet, a pedestal wash basin with hot & cold taps and a mains fed shower set into a cubicle enclosure with a folding door.



### Bedroom 2

2.92 x 2.85

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, ceiling fan with light and doors opening to built in wardrobes.

### Bedroom 3

2.97 x 2.78

Fitted carpet, UPVC double glazed window to the front aspect, ceiling fan with light and a radiator.

### Bedroom 4

3.19 max x 2.31 max

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.



### Bathroom

2.67 max x 2.03

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, tile splash backs, suite comprises a toilet, a pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap & a hand held shower attachment.

### Outside

At the front, this home offers a brickweave driveway leading to a double garage, with a shingle frontage and a concrete pathway leading to the front door.

The rear garden features a paved area, laid lawn, raised decking, a shingle area and a door accessing the double garage, all enclosed by a panel fence surround.

### Financial services

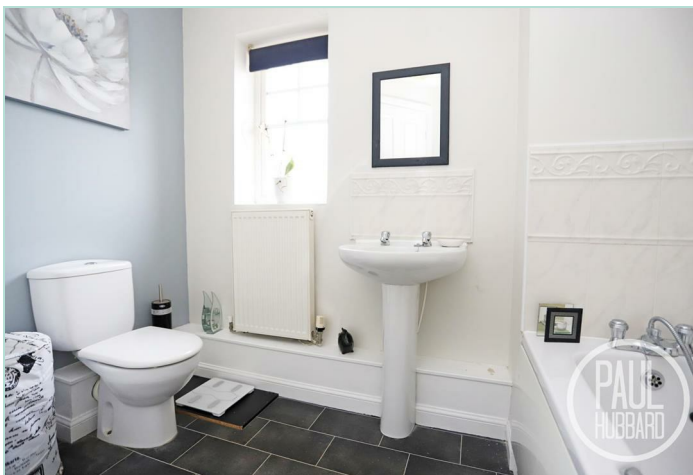
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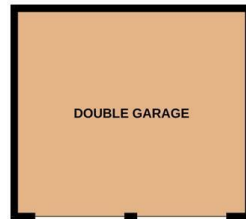
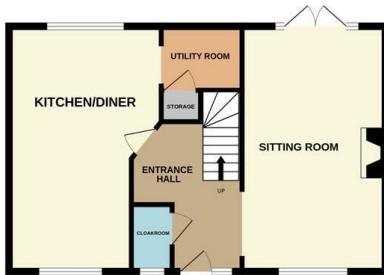




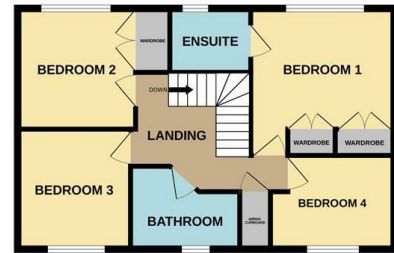
Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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