

£290,000  
Offers In Excess Of



## Yarrow Drive

Suffolk, NR33 8NG

- Refurbished in 2023 - New Kitchen/Bathroom/Boiler
- Off road parking with a garage
- Spacious rear garden
- Extensive kitchen/diner
- Ground floor WC and first floor bathroom
- Opportunity to put your own stamp on it!
- Four bedroom link-detached house
- Sought after Carlton Colville location
- Gas central heating
- Cul-de-sac







### 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 supermarket whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

### Entrance hall

7.3m x 1.8m

UPVC double glazed obscure window and door to the front aspect, laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, kitchen/ diner, WC, storage cupboard and under stair storage.



### WC

1.76m x 0.98m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, part tiled walls, vanity unit with inset hand wash basin, a toilet and a radiator.

### Sitting room

5.96m x 3.45m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout and X2 radiators.



### Kitchen/ Diner

5.97m x 2.52m

UPVC double glazed window and door to the rear aspect, laminate flooring throughout, units above and below, stainless steel sink with drainer, induction hob, integrated oven with extractor fan, fridge, space for a dishwasher, spotlights, a radiator and door opens to the lobby.

### Lobby

1.35m x 1.16m

UPVC double glazed obscure door to the rear aspect, carpet flooring throughout and a door opens to the garage.



### Stairs leading to the first floor landing

UPVC double glazed obscure window to the side aspect, carpet flooring throughout, loft access and doors opening to the bathroom, a storage cupboard and bedrooms 1-4.



### Bathroom

2.16m x 1.77m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, vanity unit with hand wash basin and toilet, bath with overhead shower and a heated towel rail.

### Bedroom 1

3.05m x 2.95m

X2 UPVC double glazed windows to the front aspect, carpet flooring throughout, built in wardrobe, a radiator and space for a double bed.

### Bedroom 2

3.48m x 2.83m

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

### Bedroom 3

3.15m x 2.55m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

### Bedroom 4

2.72m x 2.01m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.



### Outside

To the front, a laid lawn is complemented by off-road parking and a garage. An entrance path leads to a storm porch, adding both convenience and character to the property.

To the rear, an east-facing garden features a laid lawn with a stepping stone pathway, a patio area, and a garden shed. Enclosed by a fence surround, the space also benefits from a side gate providing access to the front of the property.

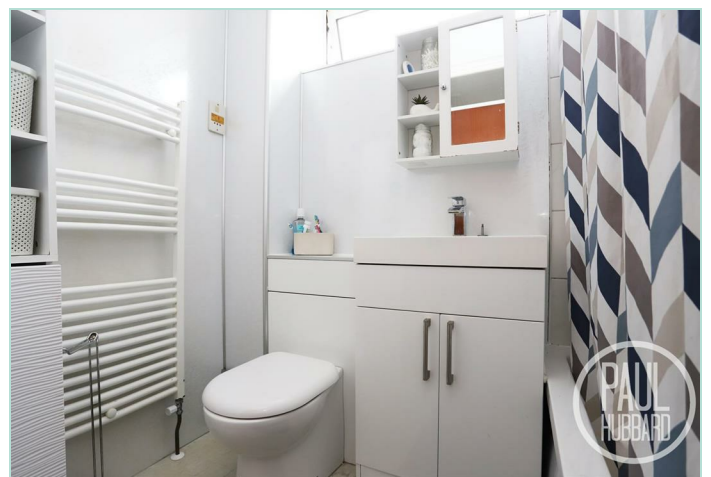
### Financial services

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	87
(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		

England & Wales

EU Directive  
 2002/91/EC
 



YARROW DRIVE, CARLTON COLVILLE, LOWESTOFT

TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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