



Carlton Road,LOWESTOFT NR33 0NA

welcome to

Carlton Road, LOWESTOFT

[Guide Price £350,000-£360,000] A rare opportunity to purchase a Georgian-era property, located in the heart of South Lowestoft! Complete with four rooms, three of which doubles, an expansive driveway and a dedicated bar outbuilding.

Entrance Hall

Wood-effect flooring, radiator

Sun Room

11' 3" x 10' 6" (3.43m x 3.20m)

Wood-effect flooring, radiator, trifold double glazed door leading to garden

Living Room

15' 1" x 13' 4" (4.60m x 4.06m)

Wood-effect flooring, radiator, multi-fuel burner with exposed brick mantle, double-glazed window to front aspect.

Kitchen

16' 3" x 7' 1" (4.95m x 2.16m)

Wood-effect flooring, radiator, fitted units with work surface, fittings for washing machine, fittings for dishwasher, space for fridge freezer, gas hob with cooker hood, gas oven, double-glazed window to rear aspect.

Dining Room

15' x 12' 2" (4.57m x 3.71m)

Carpet flooring, multi-fuel burner with exposed brick mantle, double-glazed window to front aspect.

Bathroom

Tiled flooring, gas heated towel radiator, W/C, hand wash basin, bathtub, walk-in shower, integrated storage option, double-glazed window to rear aspect.

Landing

Carpet flooring, loft access, double-glazed window to side aspect.

Bedroom 1

16' 5" x 16' 4" (5.00m x 4.98m)

Carpet flooring, radiator, multi-fuel burner with exposed brick mantle, integrated walk-in wardrobe, double-glazed windows to front aspect. Access to ensuite.

Ensuite

Vinyl flooring, walk-in shower, W/C, hand wash basin, gas heated towel radiator. Double glazed window to rear aspect.

Bedroom 2

16' 1" x 7' 5" (4.90m x 2.26m)

Carpet flooring, radiator, double-glazed window to rear aspect.

Bedroom 3

13' 5" x 7' 5" (4.09m x 2.26m)

Carpet flooring, radiator, double-glazed window to rear aspect.

Bedroom 4

10' 1" x 8' 10" (3.07m x 2.69m)

Carpet flooring, radiator, double glazed window to side aspect.

Front Garden

Laid brick driveway with mix of brick wall and fenced surround. Access to garden via side gate.

Rear Garden

Patio frontage leading to expansive grass plot. Raised decking for seating. Access to dedicated outbuilding. Fenced surround. Outside tap. Southeast facing.

Outbuilding

13' 4" x 7' 5" (4.06m x 2.26m)

Outbuilding with power supply and fully insulated walls. Laid concrete flooring.





Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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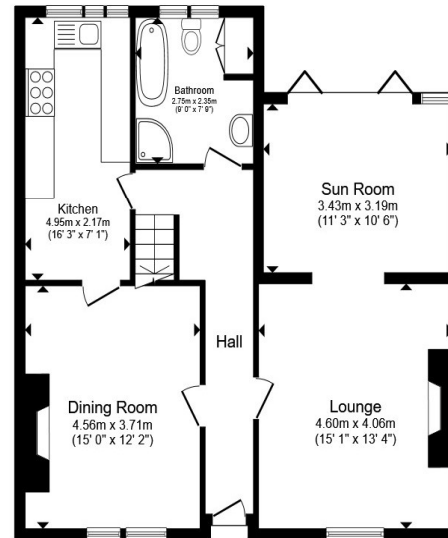
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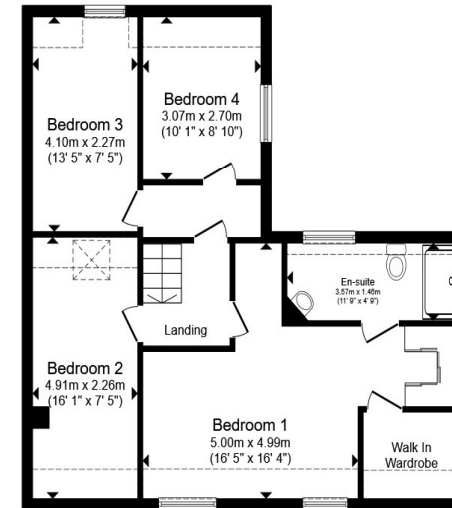
- Four bedrooms off landing
- Georgian Character
- Close to beach
- Expansive Driveway
- Large Southeast Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

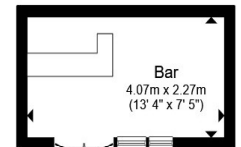
£350,000



Ground Floor



First Floor



Outbuilding

Total floor area 149.2 m² (1,607 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LOW110059 - 0002

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