Aldreds
Estate Agents

71 Cowslip Crescent

Carlton Colville, Lowestoft, NR33 8NY

Asking Price £215,000

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Aldreds are delighted to offer this immaculately presented three bedroom family home, ideally situated in the highly desirable area of Carlton Colville. Recently redecorated throughout in tasteful neutral tones, the property benefits from newly fitted floor coverings, a modern fitted kitchen and a contemporary shower room, offering stylish, move-in-ready accommodation. The spacious interior comprises a wide entrance hall, an open plan lounge/diner and a modern fitted kitchen. To the first floor, a central landing leads to three generously sized double bedrooms and a family shower room. Externally, the property has a spacious front driveway providing ample off road parking with an integral garage offering potential for conversion into additional living accommodation, subject to the necessary consents. To the rear there is a generous lawned garden with a patio seating area. Further benefits include gas central heating and uPVC double glazed windows. Conveniently located within walking distance of local schools, shopping facilities and the ever-popular Carlton Marshes Nature Reserve, this superb home would make an ideal purchase for first time buyers, growing families or investors. Offered at a realistic asking price, this excellent property is ready to move into and must be viewed to be fully appreciated. Early viewing is strongly recommended. Offered with no onward chain.

Wide Entrance Hall

Newly fitted carpet, uPVC entrance door, power points, telephone/internet socket, radiator.

Lounge/Diner

19'10" x 10'10" (6.06 x 3.32)

Timber effect vinyl flooring, uPVC window, radiator, power points, TV point, ample space for family size dining table and chairs.

Kitchen

7'8" x 9'8" (2.36 x 2.97)

Timber effect vinyl flooring, recently installed kitchen with a range of wall and base units, extended timber work surfaces, double composite sink with draining board, tiled splashbacks, recess and plumbing for a washing machine, integrated electric oven with matching four burner ceramic hob, enclosed extraction cooker hood, recess for fridge/freezer, full length storage/pantry cupboard, wall mounted energy efficient condensing boiler enclosed by a matching wall unit, power points, uPVC door leading to the rear garden, uPVC window.

Landing

Fitted carpet, power points, full length overstairs airing cupboard, loft access leading to insulated loft space, three separate bedrooms and a bathroom leading off.

Bedroom 1

13'2" x 10'7" (4.03 x 3.23)

Newly fitted carpet, feature vaulted ceiling with Velux window with fitted blinds, radiator, modern timber panelled wall, power points.

Bedroom 2

9'7" x 9'6" (2.94 x 2.9)

Newly fitted carpet, feature vaulted ceiling, uPVC window, radiator, power points.

Bedroom 3

9'7" x 8'2" (2.94 x 2.51)

Newly fitted carpet, feature vaulted ceiling, radiator, power points, Velux window with fitted blinds.

Shower Room

Timber effect vinyl flooring, fully tiled walls, oversized fully tiled shower cubicle enclosed by curved glass screen doors, vanity sink unit, low level WC, feature vaulted ceiling, Velux window with fitted blinds, radiator.

Outside

To the front of the property there is an open plan lawned garden with a driveway providing ample off road parking with electric car charging point the drive leads to an integral garage. Outside to the rear there is a spacious lawned garden with patio seating area, all enclosed by high fencing.

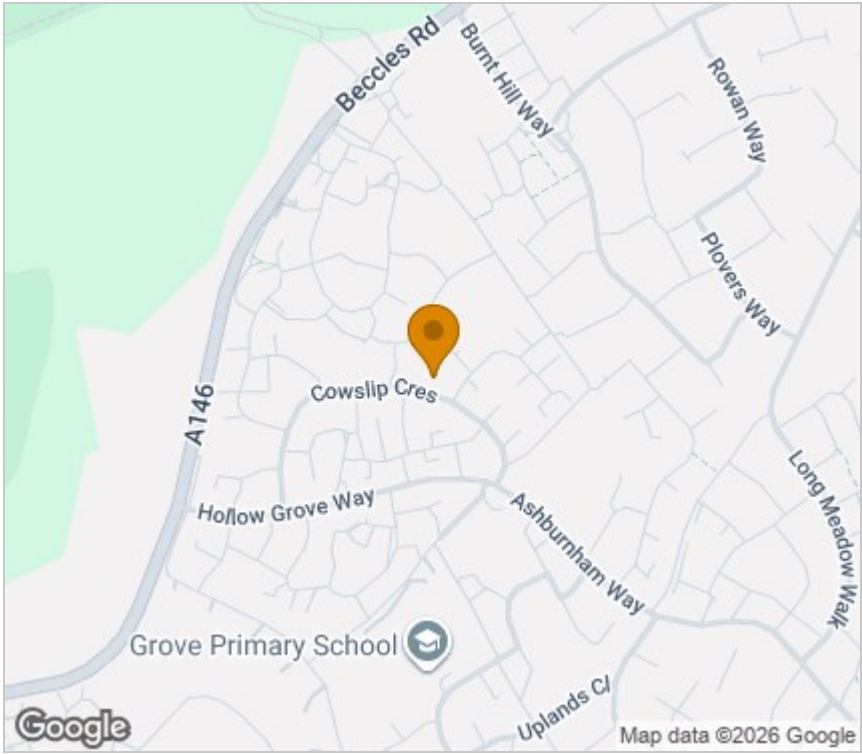
Services And Tenure

Council Tax Band - B
Freehold
Mains Gas Electric Water And Drains

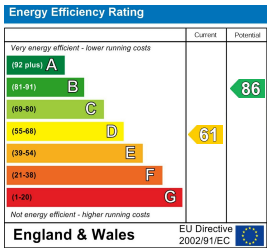
Ref: L2737/10/26

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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