HARDIMANS



8 Anchor Way

Carlton Colville, Lowestoft, NR33 8GR

£290,000

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8 Anchor Way, Carlton Colville, Lowestoft, Suffolk, NR33 8GR

A well presented detached home in Carlton Colville. The property has 2 reception rooms, three bedrooms including an en-suite to the primary bedroom and downstairs wc. Having a southerly facing rear garden, garage, driveway. A new boiler was installed in June 2023. All offered with no onward chain.

PORCH
uPVC double glaze door to front entrance, uPVC double glaze frosted windows to front and side aspect, radiator and coved ceiling.

HALLWAY
Stairs to first floor and coved ceiling.

WC
Low level WC, hand wash basin, extractor fan, radiator and coved ceiling.

SITTING ROOM
uPVC double glaze window to front aspect, uPVC double glaze sliding doors to rear, coal effect fireplace with surround and mantle, radiators and coved ceiling.

DINING ROOM
uPVC double glaze window to front aspect, radiator and coved ceiling.

KITCHEN
uPVC double glaze window to rear aspect, worktop space, cupboards and drawers under, cupboards above, built in Hotpoint gas hob, built in Hotpoint oven twin sink with drainer with tile splash back, radiator and coved ceiling.

























UTILITY ROOM

uPVC double glaze door to rear access, matching worktop space, Worcester boiler to wall (Installed June 2023) standings for washing appliances, radiator and coved ceiling.

LANDING

uPVC double glaze window to rear aspect, loft hatch with ladder, storage cupboard above stairs, radiator and coved ceiling.

PRIMARY BEDROOM

uPVC double glaze window to rear aspect, built in wardrobes, radiator and coved ceiling.

EN SUITE

uPVC double glaze frosted window to front aspect, low level WC, hand wash basin, large shower cubicle with shower boards surround, extractor fan, radiator and coved ceiling.

BEDROOM 2

uPVC double glaze window to front aspect, built in wardrobe, radiator and coved ceiling.

BEDROOM 3

uPVC double glaze window to rear aspect, built in wardrobe, radiator and coved ceiling.

BATHROOM
uPVC double glaze window to front aspect, low level WC, hand wash basin, bath, extractor fan, radiator and coved ceiling.

OUTSIDE
To the front, shingled garden and driveway to garage.

To the rear, mainly laid to lawn with bordered areas, patio area, path leading to side garage access door and rear access gate, two sheds.

SINGLE GARAGE
electric door.

TENURE
Freehold

COUNCIL TAX BAND
C

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Adsl - 2000mbps
* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our









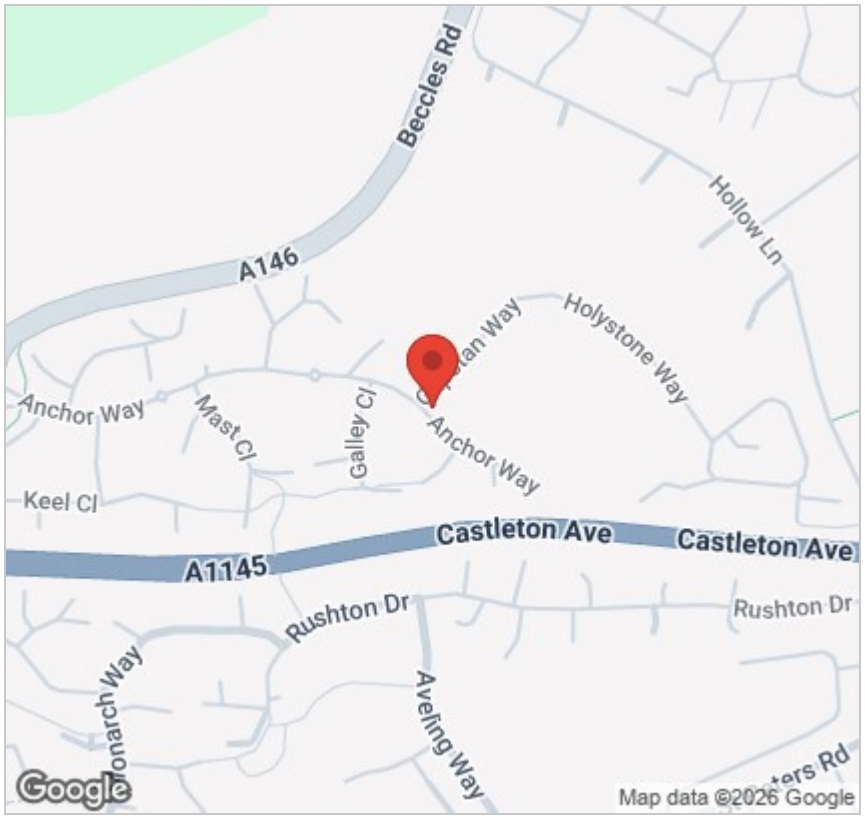

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Floor Plan

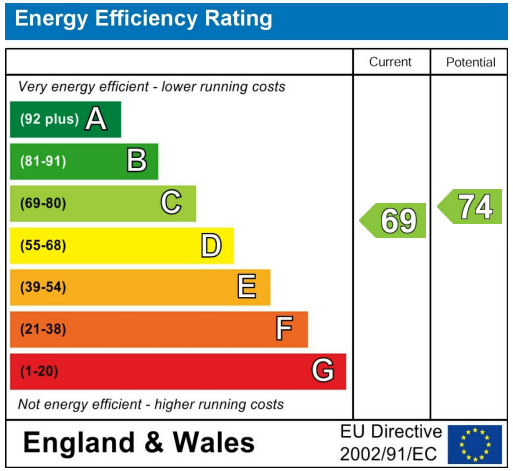


particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.