

£270,000



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11 Rushlake Way Carlton Colville, NR33 8SA

- SPACIOUS DETACHED FAMILY HOME
- OPEN PLAN STYLE KITCHEN DINER
- LIGHT BRIGHT LOUNGE
- GARAGE, WORKSHOP & LARGE DRIVEWAY
- CUL-DE-SAC LOCATION
- RECENT NEW WINDOWS THROUGHOUT
- RECENT NEW FACIAS & GUTTERS
- CLOAKROOM WC
- PRIVATE ENCLOSED REAR GARDEN
- SOUGHT AFTER NEIGHBOURHOOD

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.36m x 1.22m (4' 6" x 4')

Enter through your recently upgraded front door into the Porch of your new home. Doors lead off to your Hallway and Cloakroom WC, simply hang up your coat, kick off your shoes and relax in your new family home.

Cloakroom WC 2.03m x 1.77m (6' 8" x 5' 10") max 'L' shape

Essential for the family is the downstairs loo! Modern and contemporary styling with a suite comprising of a pedestal wash hand basin and low-level WC. There's a radiator, LVT flooring underfoot and opaque uPVC sealed unit double glazed window.

Hall

Your Hallway features your carpeted staircase leading up to all first-floor rooms and a door leads you in to your ...

Lounge 4.36m x 4.27m (14' 4" x 14') narrowing to 3.26m

Your stunning Lounge is light and bright due to the recent new uPVC sealed unit double glazed window to front aspect. There's a radiator and LVT flooring underfoot. A door leads you in to your ...

Dining Room 2.67m x 2.50m (8' 9" x 8' 2")

Located at the rear of the property next to the Kitchen, your Dining Room allows ample space for your family dining suite, and uPVC sealed unit french doors not only allow lovely views over your Garden, lead you out too. There's a radiator, access to your super under stair cupboard and LVT floor is laid underfoot while an 'open-plan' archway leads you in to your ...

Kitchen 2.67m x 2.64m (8' 9" x 8' 8")

Your Kitchen features a range of base and wall units fitted to three walls complete with white doors, drawers and a roll edge worktop and tiled splashback over. A one-and-a-half bowl sink and drainer is located under your recently renewed uPVC sealed unit double glazed window to rear aspect and the LVT is continued through here.

Appliances include a cooker with extractor over, while ample space is provided for your tall fridge freezer, and automatic washing machine.

FIRST FLOOR

Landing

At the top of your carpeted staircase, your Landing is lovely and bright due to the uPVC sealed unit double glazed window, there's an airing cupboard and doors lead off to all Bedrooms and Bathroom.

Bedroom One 3.90m x 3.38m (12' 10" x 11' 1") narrowing to 3.00m

Located at the front of the house, your Master features a fitted carpet, radiator and uPVC sealed unit double glazed window.

Bedroom Two 3.18m x 3.38m (10' 5" x 11' 1") narrowing to 2.64m

A uPVC sealed unit double glazed window overlooks your rear Garden, there's a fitted carpet and radiator.

Bedroom Three 2.37m x 2.20m (7' 9" x 7' 3")

Across the Landing, Bedroom 3 is still a good size and features a fitted carpet, radiator and uPVC sealed unit double glazed window to front aspect.

Family Bathroom 2.51m x 1.51m (8' 3" x 4' 11")

Your tiled Bathroom features a suite comprising of a panel bath with shower over, pedestal wash hand basin and low level WC. There's also a radiator, opaque uPVC sealed unit double glazed window and vinyl flooring.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here. Your Driveway leads down to your Garage and allows ample parking, while your front Garden is mainly laid to lawn.

Garage & Workshop 5.00m x 2.50m

Your substantially extended Garage is made up of two zones. To the front, there's a vehicular, personal door plus power and light.

To the rear a 2.50m x 4.00m workshop also constructed of traditional brickwork, features a personal door, window, power and light.

Rear Garden

Enclosed by tall hedges and very private, your rear Garden is mainly laid to lawn, however a brick weave patio has been laid adjacent to the house and half patio, perfect for sitting out, a barbecue or even a spot of alfresco dining. A timber deck has also been created for your enjoyment.

Council Tax

East Suffolk Council – Band C

SUMMARY

This is a fine example of a super detached family home located on a peaceful cup-de-sac in a pleasant neighbourhood. Recently upgraded double glazing, facias, soffits and gutters and excellently presented, all you need to do is simply move in, unpack and enjoy.

To view, call us now.



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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MODERN 3 BED DETACHED IN PLEASANT CUL DE SAC

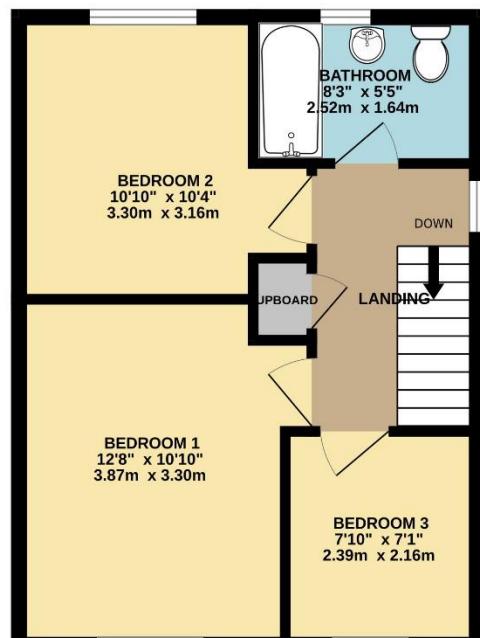
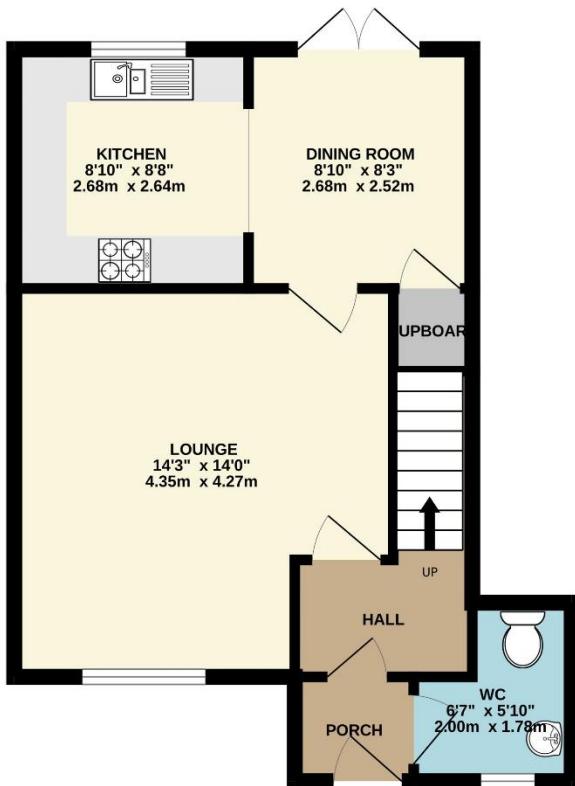
We are delighted to offer for sale this beautiful three bedroom detached family home located in a sought-after neighbourhood in Carlton Colville. Your accommodation comprises of an Entrance porch leading to your handy Cloakroom WC, light bright Lounge and 'Open-Plan' style Kitchen Diner on the ground floor, while upstairs, three good size Bedrooms and Family Bathroom. There's also a good sized very private and enclosed rear Garden, an extended Garage / Workshop and plenty of parking on the Driveway. All this with the usual creature comforts of gas central heating and the uPVC double glazing has been recently upgraded throughout.

RECENTLY UPGRADED NEW DOUBLE GLAZING, SOFFITS, FACIAS & GUTTERS

LOCATION AND AMENITIES

Situated in Carlton Colville, Rushlake Way is a pleasant cul-de-sac off Elmdale Drive which is in turn just off the A146 Beccles Road making the City of Norwich, Lowestoft and Ipswich easily accessible. Convenient for a range of amenities such as shops, golf club, transport museum and the beautiful Oulton Broad is a mile away with its Nicholas Everitt Park and selection of pubs and restaurants. Good schools, public transport and Lowestoft's award winning beach is highly recommended and convenient.

Contact: The ONE ONLINE Team | Mobile 07787 436600 | Email: info@one-estates.co.uk



11 RUSHLACE WAY, CARLTON COLVILLE

TOTAL FLOOR AREA: 830 sq.ft. (77.1 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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