

Aldreds
Estate Agents



20 Ashtree Gardens

Carlton Colville, Lowestoft, NR33 8SR

Asking Price £375,000



4



3



2



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Aldreds are delighted to offer this exceptional four-bedroom detached family home, superbly positioned within a beautiful cul-de-sac in the highly desirable area of Carlton Colville. This outstanding property provides spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, convenient cloakroom/W.C., a generous lounge, separate dining room, modern fitted kitchen, and a separate utility room — perfectly suited for modern family living. To the first floor, there are four well-proportioned bedrooms, including an impressive principal bedroom with en-suite facilities, in addition to a contemporary family bathroom. Externally, the property continues to impress. A driveway to the front provides parking for three vehicles and leads to an integral oversized garage. To the rear, a beautifully presented south-facing lawned garden offers an ideal space for outdoor relaxation and entertaining. Further benefits include gas-fired central heating, uPVC double glazing, and a convenient location within walking distance of local amenities, regular bus routes, and the ever-popular Pakefield Beach. Homes in this sought-after location, just off the main Carlton Colville development, are rarely available and highly desirable. Early viewing is strongly recommended.

Entrance Hall

Fitted entrance carpet, uPVC entrance door, radiator, stairs leading to first floor, power points, telephone point, coved ceiling.

Cloakroom

Fitted cloakroom flooring, cloakroom suite comprising of a low level WC, wall mounted sink with tiled splashbacks, radiator, uPVC window, coved ceiling.

Lounge

13'0" x 18'10" (max) (3.98 x 5.76 (max))

Fitted carpet, flat plastered and coved ceiling, walk-in uPVC bay window, radiator, power points, tv point, wide opening leading to:-

Dining Room

11'2" x 9'7" (3.42 x 2.94)

Fitted carpet, flat plastered and coved ceiling, radiator, power points, double uPVC patio doors leading out to the rear garden, wide opening leading back into the lounge.

Kitchen

9'5" x 9'7" (2.88 x 2.94)

Karndean flooring, a full range of modern quality fitted kitchen units, built in Bosch electric oven with matching ceramic hob, stainless steel extraction cooker hood, integrated dishwasher, double stainless steel sink with single drainer, integrated fridge, full length fitted pantry cupboard, radiator, flat plastered and coved ceiling, under unit spotlighting.

Utility Room

Karndean flooring, a full range of quality fitted kitchen units with extended work surface, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, wall mounted energy efficient boiler, radiator, uPVC window, uPVC door leading to the rear garden, door leading to:-

Oversized Garage

20'3" x 8'7" (6.19 x 2.62)

Power points, roller door.

Wide Central Landing

Fitted carpet, coved ceiling, loft access leading to insulated loft space, radiator, power points, full length airing cupboard.





Bedroom 1

13'10" x 13'0" (4.24 x 3.97)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point, two fitted double wardrobes, door to:-

Ensuite Shower Room

Vinyl flooring, shower suite comprising of a fully tiled shower cubicle, pedestal sink, low level WC, full length heated towel rail, fully tiled walls, uPVC window, extractor fan, shavers socket.

Bedroom 2

11'1" x 8'8" (3.38 x 2.66)

Fitted carpet, power points, tv point, radiator, uPVC window, full length fitted wardrobe.

Bedroom 3

9'0" x 9'8" (2.75 x 2.95)

Fitted carpet, flat plastered and coved ceiling, power points, radiator, uPVC window, tv point, full length fitted wardrobe.

Bedroom 4

6'5" x 8'5" (1.97 x 2.59)

Fitted carpet, coved ceiling, radiator, uPVC window, full length fitted wardrobe, power points.

Family Bathroom

Tile effect vinyl flooring, modern white bathroom suite comprising of a shower set over a panel bath with folding glass screen, low level WC, pedestal sink, full length heated towel rail, extractor fan, shavers socket, flat plastered and coved ceiling with inset spotlighting, uPVC window.

Outside

To the front of the property there is a wide driveway laid to tarmac providing parking for up to three cars, leading to an integral oversized garage, all enclosed by low level picket fencing. To the rear there is a beautifully presented South facing lawned garden with brickweave patio seating area, raised decked seating area enclosed by a timber pergola, timber and felt garden shed, enclosed fish pond, a range of stone and shrub borders, all enclosed by high fencing with a very private side and rear aspect.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band 'D'

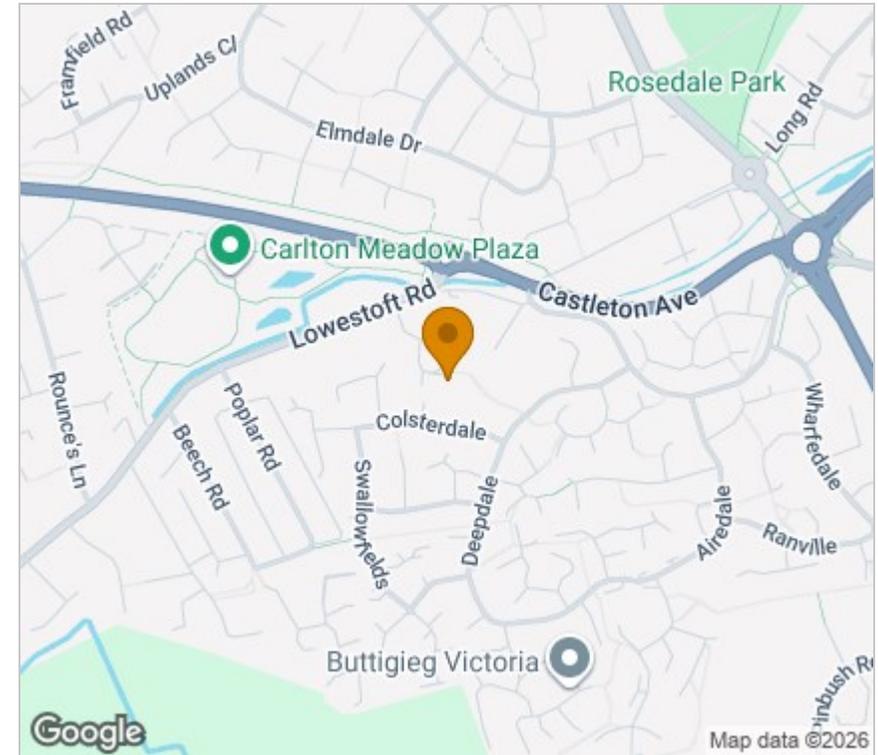
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Floor Plan



Area Map



Viewing

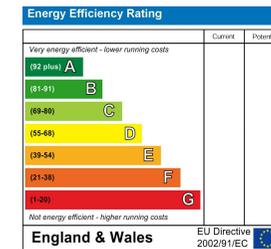
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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