



**10 Cowslip Crescent**

Carlton Colville, Lowestoft, NR33 8NY

**£200,000**

# HARDIMANS



# 10 Cowslip Crescent, Carlton Colville, Lowestoft, Suffolk,

**NR33 8NY** Carlton Colville this delightful 3 bedroom end-terrace house presents an excellent opportunity for those seeking a comfortable family home.

The interior of the home is in good decorative order throughout, ensuring that you can move in with ease and start enjoying your new surroundings immediately.

Additionally, this property includes a garage/workshop, offering valuable storage space or the perfect area for hobbies and projects. The property is being sold with No onward chain.

## ENTRANCE HALL

UPVC double glaze door to front access, uPVC double glaze frosted window to front aspect, stairs to first floor, radiator and coved ceiling.

## SITTING/DINING ROOM

UPVC double glaze double window to rear aspect, archway opening into kitchen, radiators and coved ceiling.

## KITCHEN

– Door and window into conservatory, worktop, cupboards and drawers under, cupboards above, sink with drainer, tile splash back, radiator and coved ceiling.

## CONSERVATORY

uPVC double glaze windows surround, UPVC double glaze doors into rear garden.

## STAIRS TO FIRST FLOOR AND LANDING

airing cupboard with boiler (replaced 2025)





**PRIMARY BEDROOM**  
UPVC double glaze window to rear aspect, built in wardrobes and radiator.

**BEDROOM 2**  
UPVC double glaze window to front aspect, built in storage cupboard above stairs, radiator and coved ceiling.

**BEDROOM 3/OFFICE**  
UPVC double glaze window to front aspect, radiator and coved ceiling.

**BATHROOM**  
UPVC double glaze frosted window to rear aspect, low level WC, hand wash basin, bath with shower above, radiator and coved ceiling.

**OUTSIDE**  
To the front, driveway, path to front door and side access and mainly laid to lawn with mature shrubs. To the rear, fully enclosed mainly laid to lawn with mature shrubs, summerhouse which has been insulated with electric, shed, patio area, and side access gate.

**GARAGE**  
which has been partially converted into a workshop with power and light,

**TENURE**  
Freehold





**COUNCIL TAX BAND**

B

**MATERIAL INFO**

This property has:

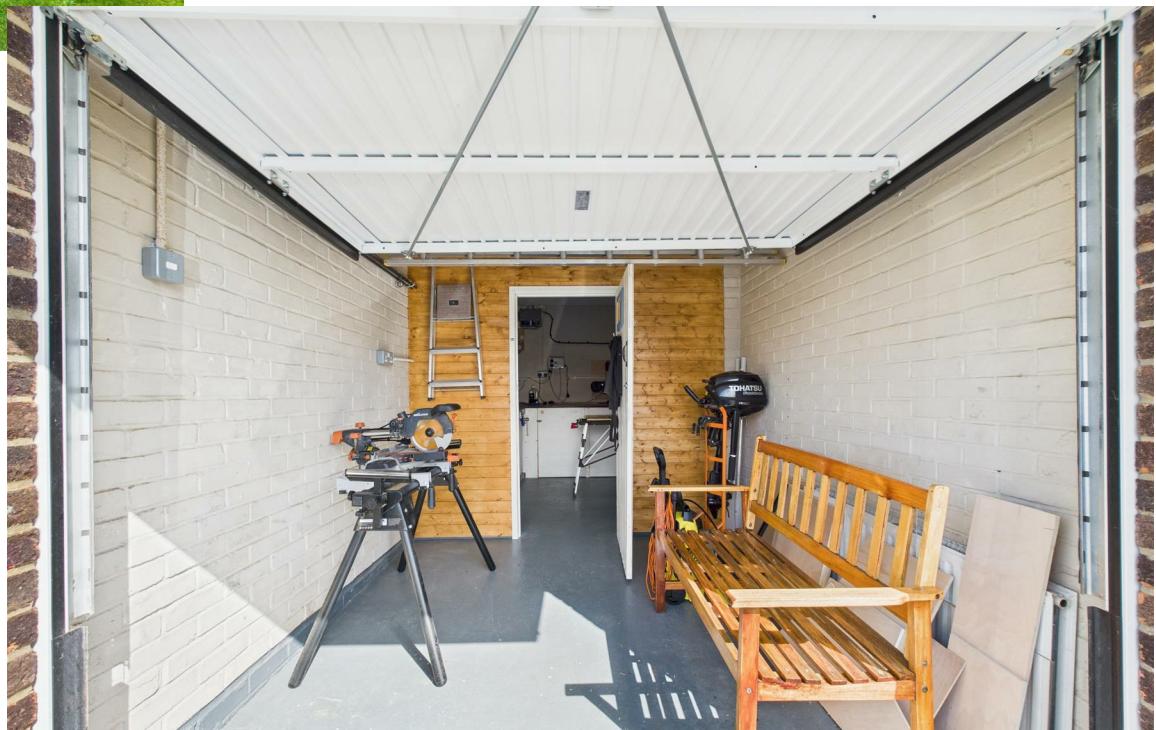
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 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.



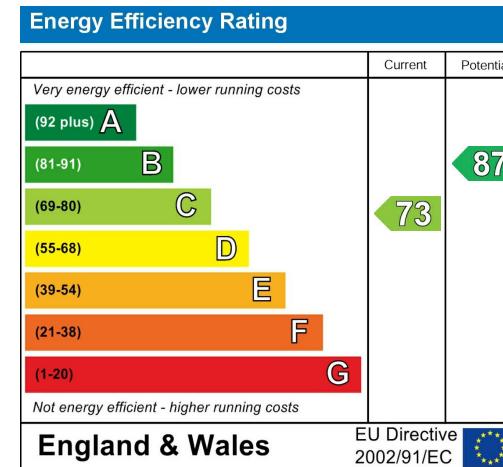
## Floor Plan



## 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.



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