

Aldreds
Estate Agents



69 Cowslip Crescent

Carlton Colville, Lowestoft, NR33 8NY

Asking Price £170,000



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Aldreds are delighted to offer this modern three-bedroom property, situated in the highly desirable Carlton Colville location. The spacious and well-proportioned accommodation comprises a wide entrance porch leading into an open-plan lounge/diner, creating a light and versatile living space. The ground floor also benefits from a fitted kitchen. To the first floor, a central landing provides access to three generous bedrooms and a family bathroom. Externally, the property offers a driveway providing off-road parking, an integral garage, and to the rear a lawned garden enjoying a private aspect. Further benefits include gas-fired central heating and convenient access to local amenities, all within walking distance. It should be noted that the property would benefit from some modernisation; however, it is attractively priced to reflect this, presenting an excellent opportunity for purchasers seeking to add value. Early viewing is strongly recommended.

Wide Entrance Porch

Timber flooring, Upvc entrance door, radiator.

Lounge/Diner

20'1" x 10'9" (6.14 x 3.3)

Solid timber flooring, Upvc window, radiator, power points, T.V point, timber fireplace with tiled inset.

Kitchen

9'1" x 9'8" (2.78 x 2.97)

Tiled effect vinyl flooring, range of fitted kitchen units, stainless steel sink with single drainer, extended work surfaces, tiled splash backs, power points, electric cooker point, recess for white goods including plumbing for washing machine, radiator, Upvc window, Upvc door leading to the rear garden.

First Floor

Central landing with 3 separate bedrooms and a bathroom leading off, fitted carpet, loft access leading to insulated loft space, full length airing cupboard.





Bedroom 1

10'7" x 13'6" (3.24 x 4.14)

Solid timber flooring, velux style window, radiator, power points, range of fitted wardrobes.

Bedroom 2

9'6" x 9'5" (2.91 x 2.88)

Solid timber flooring, dormer style window, radiator, power points.

Bedroom 3

10'1" x 8'0" (3.09 x 2.46)

Solid timber flooring, velux style window, radiator, power points.

Family Bathroom

Solid timber flooring, bathroom suite comprising of low level W.C, pedestal sink, panel bath, tiled splash backs, velux style window, radiator.



Outside To The Front

There is a driveway providing ample off road parking which leads to an integral garage with up and over door, power points and lighting.

Outside To The Rear

There is a spacious lawned garden with brick weave patio seating area, timber and felt summer house, very private rear and side aspect, raised flower and shrub borders which is all enclosed by high timber fencing.

Services And Tenure

Freehold

Council Tax Band - B

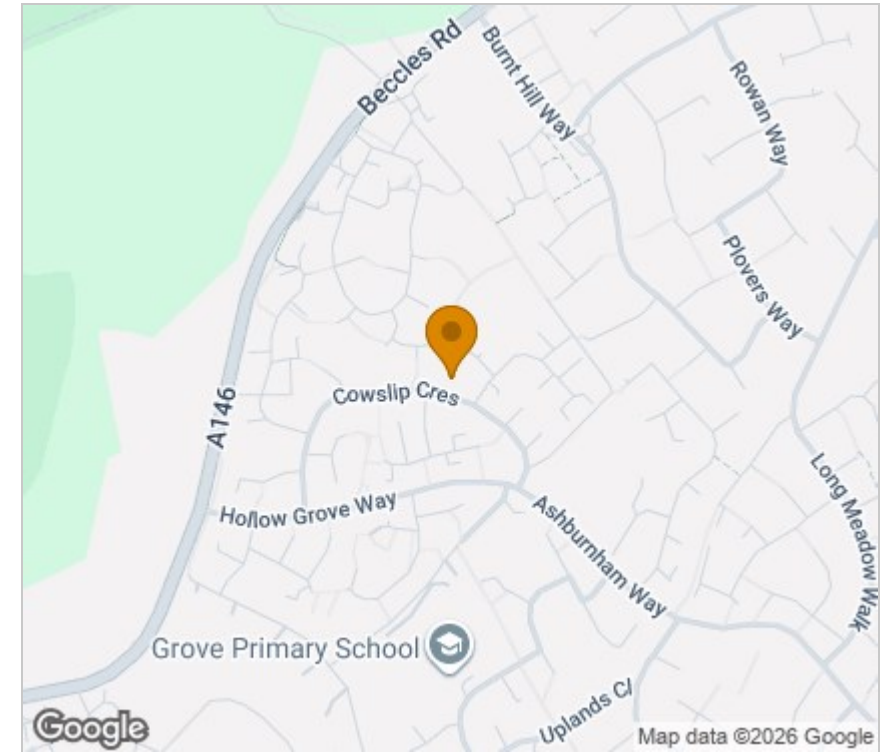
Mains Electric Gas Water And Drains

Ref: L2561/03/26

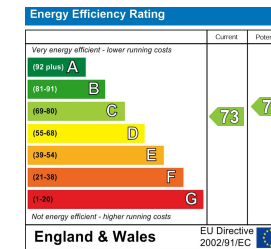
Floor Plan



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.

Disclaimer

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