



22 Airedale
Carlton Colville
Lowestoft
NR33 8TJ

Guide Price **£350,000-£375,000**
Freehold

Four Bedroom Detached Family Residence
Large Driveway providing Off Road Parking
for Multiple Vehicles
Double Length Garage with Power and
Lighting
Modern Family Bathroom Installed 2021
Situated on a Corner Plot Providing an
Extensive Rear Garden





Bycroft Estate Agents are delighted to offer this four bedroom detached family home on Airedale in Carlton Colville. The property benefits from separate lounge, kitchen and dining room, downstairs wc, four separate bedrooms, principal bedroom with ensuite, family bathroom, double length garage, large driveway for multiple vehicles and extensive rear garden, double glazing and owned Solar Panels.

Front door into:

ENTRANCE HALL

stairs to first floor, understairs storage, radiator, door into:

LOUNGE

18' 8" x 11' 6" (5.71m x 3.51m) windows overlooking front aspect and sliding patio doors overlooking rear aspect, radiator.

DINING ROOM

11' 8" x 9' 6" (3.58m x 2.92m) large window overlooking front aspect, radiator.

CLOAKROOM

6' 7" x 3' 2" (2.03m x 0.98m) small window overlooking rear aspect, wc, handwash basin.



KITCHEN

13' 6" x 12' 8" (4.13m x 3.88m) range of wall and base units, integrated oven, gas hob, extractor fan, integrated fridge/freezer, space and plumbing for washing machine, integrated dishwasher one and a half bowl sink with mixer taps, radiator, back door into rear garden, large windows overlooking rear aspect.

FIRST FLOOR LANDING

airing cupboard with built in shelving.

BEDROOM 1

10' 4" x 11' 8" (3.16m x 3.56m) maximum, large window overlooking the front aspect, built in wardrobes, radiator, door into:

ENSUITE

6' 9" x 5' 5" (2.06m x 1.67m) maximum, shower with mixer tap, wc, hand wash basin with mixer tap, window overlooking rear garden, radiator.

BEDROOM 2

11' 9" x 8' 6" (3.59m x 2.61m) large window overlooking front aspect, radiator, built in wardrobes.

BEDROOM 3

8' 4" x 7' 8" (2.56m x 2.34m) maximum, window overlooking rear aspect, radiator, built in wardrobe.

BEDROOM 4

7' 0" x 6' 9" (2.15m x 2.07m) window overlooking rear aspect, radiator.

BATHROOM

6' 8" x 6' 5" (2.04m x 1.96m) recently installed (2021) modern bathroom, bath, with mixer taps, overhead shower with mixer tap, base and wall storage units, wc with push button cistern, hand wash basin with mixer tap, window overlooking rear aspect, heated towel rail, electric light and mirror.

GARAGE

double length garage with power and lighting.

OUTSIDE

to the front of the property is a large driveway with off road parking for multiple vehicles, to the rear of the property, enclosed garden with lawned area with shrubs, bushes and flowers, side gate access from driveway, access to garage.

AGENTS NOTE

Please be advised the vendors are a direct relation to an employee at Bycroft Estate Agents.

COUNCIL TAX

This property is currently listed as a Band D.

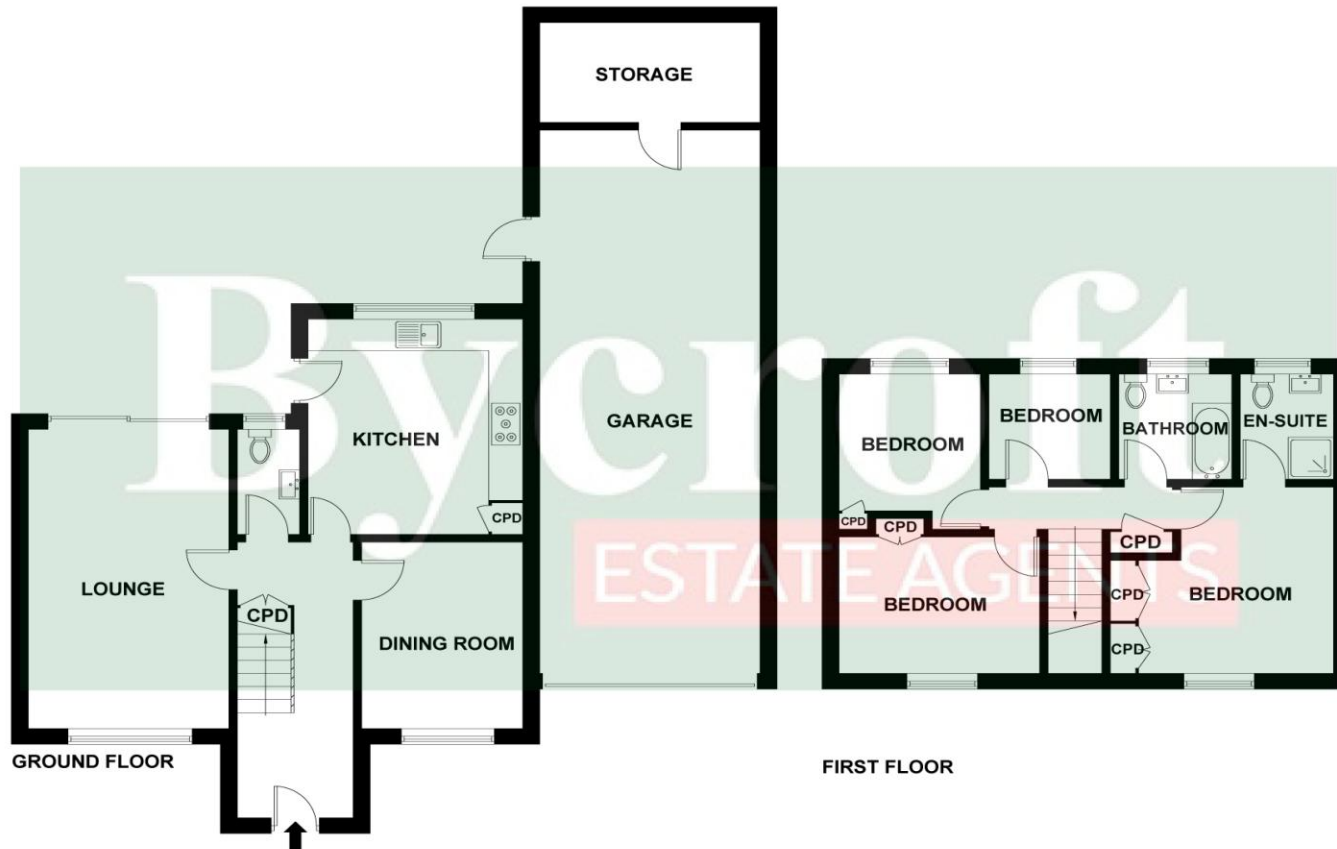
VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.



Local Authority
Council Tax Band
EPC Rating

East Suffolk Council
D
B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.