



*Holystone Way,
Carlton Colville*

An attractive and semi-detached home, crafted by Persimmon Homes and positioned within an established and sought-after development in Carlton Colville.

This beautifully presented property offers stylish, low-maintenance living with uPVC sealed-unit double glazing and gas-fired central heating throughout.

The Property

- Entrance Hall
- Two Double Bedrooms
- Ground Floor Cloakroom
- First Floor Family Bathroom
- Sitting Room
- Kitchen / Diner
- Recently Redecorated
- Gas Central Heating
- Fully Enclosed Rear Garden
- Chain Free



The Property:

The interior features an entrance hall with staircase rising to the first floor, cloakroom with sitting room and an kitchen/diner, ideal for modern living and entertaining, having worktop with inset sink and drainer with recess under with space and plumbing for washing machine, adjoining worktop with inset four ring electric hob with oven/grill beneath, matching base and wall units and uPVC sealed unit double glazed French style door leading out to the garden. Upstairs, two generously sized double bedrooms both benefit from fitted wardrobes, offering excellent storage. The first-floor bathroom is finished with a classic white suite comprising a panelled bath with shower over, glass shower screen, low-level WC and washbasin.

Externally, the rear garden is fully enclosed and features a paved patio area perfect for outdoor furniture, a low-maintenance shingled garden space, and a side gate providing convenient access. The property also benefits from an allocated parking space.

Recently redecorated and offered with no onward chain, this home represents a superb opportunity for first-time buyers or those seeking a turnkey property in a desirable location.





Location

Carlton Colville is a seaside town located in the county of Suffolk and is around a three mile distance of the town of Lowestoft and just over seven miles from the market Town of Beccles. Carlton Colville has a variety of amenities including its own primary school, community centres, primary schools, pubs, and St. Peter's Church. Recreational places include Carlton Marshes Nature Reserve, Carlton Colville Skatepark, Rookery Park Golf Club, and various play spaces and green areas. Additionally, residents have access to other services such as the mobile library, post offices, and a GP surgery.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas fired boiler for hot water and central heating. Electricity and water connected.

Viewings: By Appointment Only

Post Code: NR33 8FP

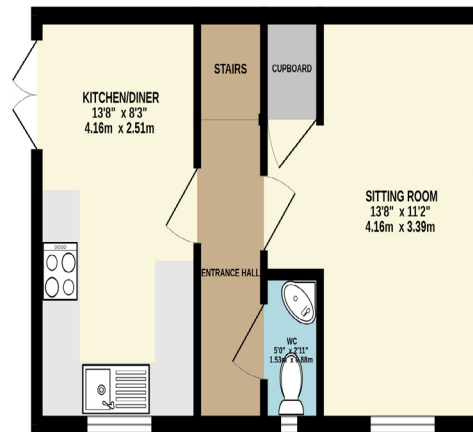
EPC Rating: C

Tenure: Freehold

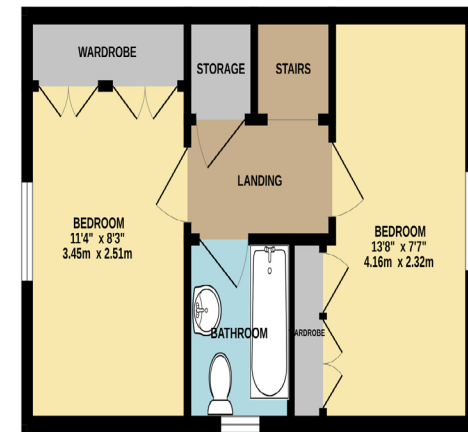
Guide Price : £215,000

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 are advised to re-check measurements.

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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