



2 Chestnut Crescent

Carlton Colville, Lowestoft, NR33 8BQ

Asking Price £300,000



2 Chestnut Crescent

Carlton Colville, Lowestoft, NR33 8BQ

Aldreds are delighted to offer this attractive three bedroom detached bungalow, situated in the quiet and highly desirable cul-de-sac location within Carlton Colville Village. Ideally positioned for excellent transport links, the property is also conveniently located close to local shops, and a range of amenities. The well presented accommodation comprises a welcoming entrance hall, spacious lounge/diner, modern fitted kitchen, impressive conservatory, three generously sized bedrooms and a wet room. Externally, the property benefits from an attractive front garden, with a driveway providing access to the garage. To the rear is a particularly large and private garden, offering an ideal setting for outdoor entertaining and al fresco dining. The property has been exceptionally well maintained throughout and further benefits from uPVC double glazing and gas central heating. Bungalows of this type and in such a sought-after location rarely come to the market. Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Entrance Hall

Composite entrance door, laminate flooring, radiator, power points, storage cupboard/airing cupboard, loft access leading to insulated loft space where the boiler is located.

'L' Shaped Lounge/Diner

15'8" x 20'6" (max) (4.8 x 6.26 (max))

Laminate flooring, 2 radiators, double aspect uPVC windows, electric fireplace (potential to install a log burner), telephone/internet point, power points, French doors leading to conservatory.

Kitchen

10'8" x 11'4" (3.27 x 3.46)

Laminate flooring, uPVC window, radiator, a range of modern kitchen units with roll top work work surfaces, tiled splashbacks, walk-in larder/pantry, space for fridge/freezer, recess and plumbing for a washing machine, integrated dishwasher, eye level electric oven, electric hob, stainless steel sink and drainer, power points.

Bedroom 1

9'9" x 9'6" (2.99 x 2.9)

Laminate flooring, uPVC window, radiator, built in wardrobe with sliding mirrored doors.





Bedroom 2

7'11" x 10'11" (max) (2.42 x 3.34 (max))

Laminate flooring, uPVC window, radiator, built in wardrobe with sliding mirrored doors, power points.

Bedroom 3

6'2" x 7'11" (1.89 x 2.42)

Laminate flooring, uPVC window, built in wardrobes with sliding mirrored doors, power points. radiator

Wet Room

Non-slip flooring, fully tiled walls, heated towel rail, overhead shower with curtain surround, WC, hand basin, overhead shower, uPVC window, extractor fan.

Conservatory

26'9" x 8'5" (max) (8.17 x 2.59 (max))

Brick base, uPVC windows, apex glass roof, laminate flooring, radiator, Mediterranean style fan lights, doors leading to the gardens, power points.

Outside

Outside to the front there is a very well presented frontage with a range of plants, shrubs & bushes, driveway providing ample off road parking for cars or leisure vehicles leading to a garage with electric roller door, gate to rear garden. To the rear of the property there is a garden mainly laid to lawn, a range of bushes and shrubs, outside tap, further to the rear there is a gravel area with a timber and felt garden shed, door leading to garage, all enclosed by high level fencing with gated access to front of the property.

Garage

Electric roller door, lighting, power points.

Services And Tenure

Freehold

Council Tax Band - C

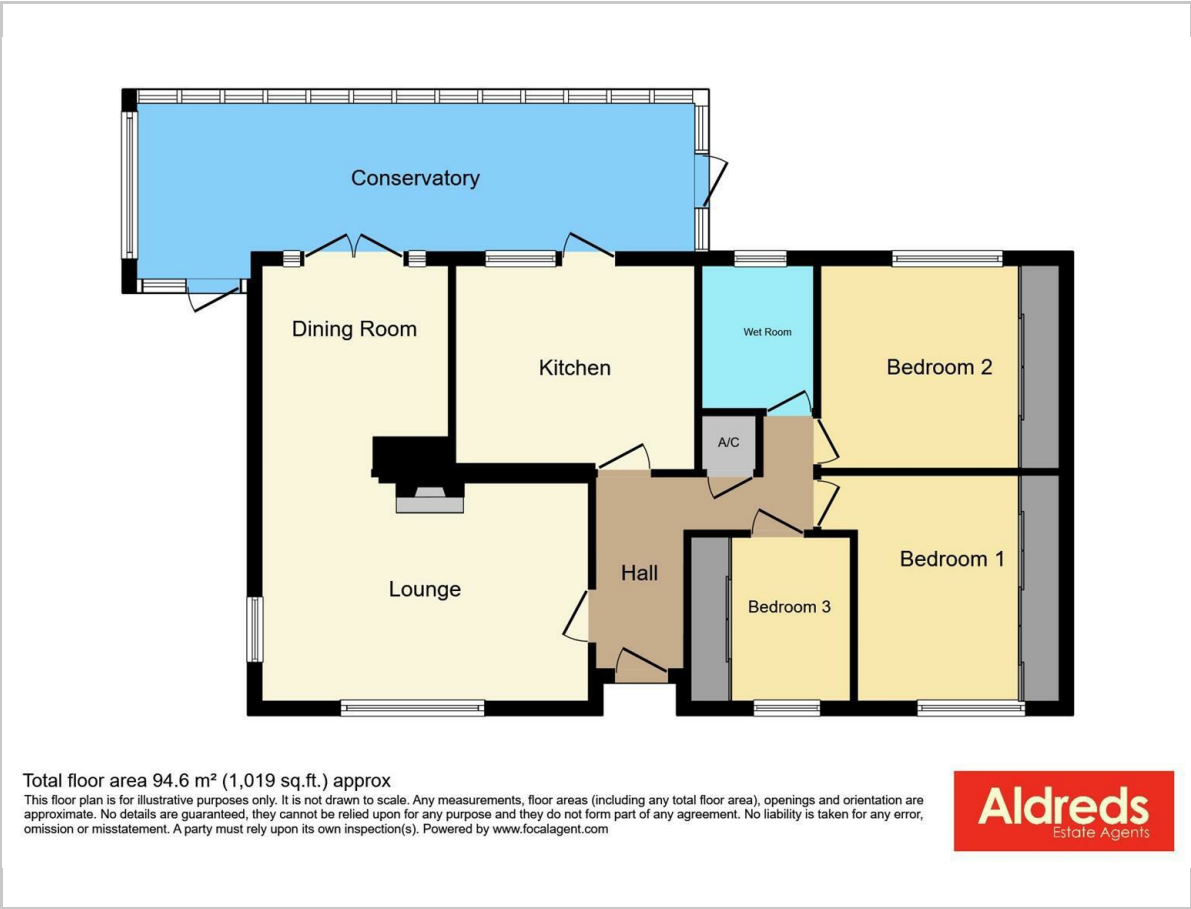
Mains Electric Gas Water And Drains

EPC - D

Ref: L2697/09/26



Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

