

Aldreds
Estate Agents



4 Bramley Terrace Chapel Road

Carlton Colville, Lowestoft, NR33 8FE

Asking Price £225,000



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Aldreds are delighted to present this attractive three-storey family home, ideally located in the highly sought-after village of Carlton Colville. Situated within easy walking distance of scenic field walks, nature reserves, and a range of local shops and amenities, this property offers both convenience and a pleasant lifestyle setting. This well-presented home provides spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a generous kitchen, a convenient ground floor W.C., and a bright open-plan lounge/diner with patio doors opening onto the rear garden—perfect for both relaxing and entertaining. On the first floor, a central galleried landing leads to two well-proportioned bedrooms and a modern family bathroom. The second floor is dedicated to an impressive full-width master bedroom, featuring a range of built-in cupboards and ample storage. Externally, the property benefits from a beautifully maintained rear garden with a private aspect, along with access to an allocated parking space. Additional features include gas-fired central heating and uPVC double-glazed windows and doors. Properties of this style in such a desirable location rarely come to market. Offered at a realistic asking price, early viewing is highly recommended. This home would make an ideal first-time purchase or a perfect choice for a growing family.

Entrance Hall

Timber effect vinyl flooring, sealed unit double glazed entrance door, radiator, stairs off to the first floor.

Kitchen

8'9" x 8'10" (2.68 x 2.7)

Timber effect vinyl flooring, full range of modern quality fitted kitchen units, extended work surfaces, 1 & 1/2 bowl stainless steel sink with single drainer, tiled splash backs, integral Neff electric oven with matching four burner Neff gas hob, enclosed extraction cooker hood, plumbing for washing machine, recess for full length fridge/freezer, power points, Upvc window, modern energy efficient wall mounted combination boiler, flat plastered and coved ceiling, inset spot lighting, radiator.

Inner Hallway

Timber effect vinyl flooring, flat plastered and coved ceiling, spot lighting.

Ground Floor W.C

Timber effect vinyl flooring, modern cloakroom suite comprising of low level W.C, pedestal sink with tiled splash back, radiator, extractor fan, Upvc window.

Lounge/Diner

14'7" x 12'1" (4.45 x 3.69)

Laminate flooring, flat plastered and coved ceiling, radiator, power points, T.V point, full length storage cupboard, ample space for family size dining table and chairs, double Upvc patio doors leading out to the rear garden.





First Floor

Central galleried landing, fitted carpet, flat plastered and coved ceiling, radiator, power points, feature galleried staircase leading on to the second floor.

Bedroom 2

9'6" x 11'5" (2.92 x 3.5)

Fitted carpet, flat plastered and coved ceiling, Upvc window, radiator, power points.

Bedroom 3

9'11" x 12'3"(max) I-shaped (3.04 x 3.75(max) I-shaped)

Fitted carpet, flat plastered and coved ceiling, radiator, power points, Upvc window, T.V point.

Family Bathroom

Timber effect vinyl flooring, modern white bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, full length heated towel rail, Upvc window, shaver socket, extractor fan, part tiled walls.

Second Floor

Landing, fitted carpet, flat plastered and coved ceiling.



Bedroom 1

8'9" x 15'1" (2.68 x 4.62)

LVT flooring, feature vaulted ceiling, double aspect Upvc windows including double velux style windows, storage cupboard, further eaves storage space, T.V point, power points, radiator, recess which could house a full length wardrobe.

Outside To The Front

There is a well presented enclosed front garden with footpath leading to front door.

Outside To The Rear

There is a beautifully presented garden with patio seating area laid to artificial grass, Space for a timber and felt garden shed, very private rear aspect enclosed by high fencing. The rear gate leads out to an allocated parking space.



Tenure And Services

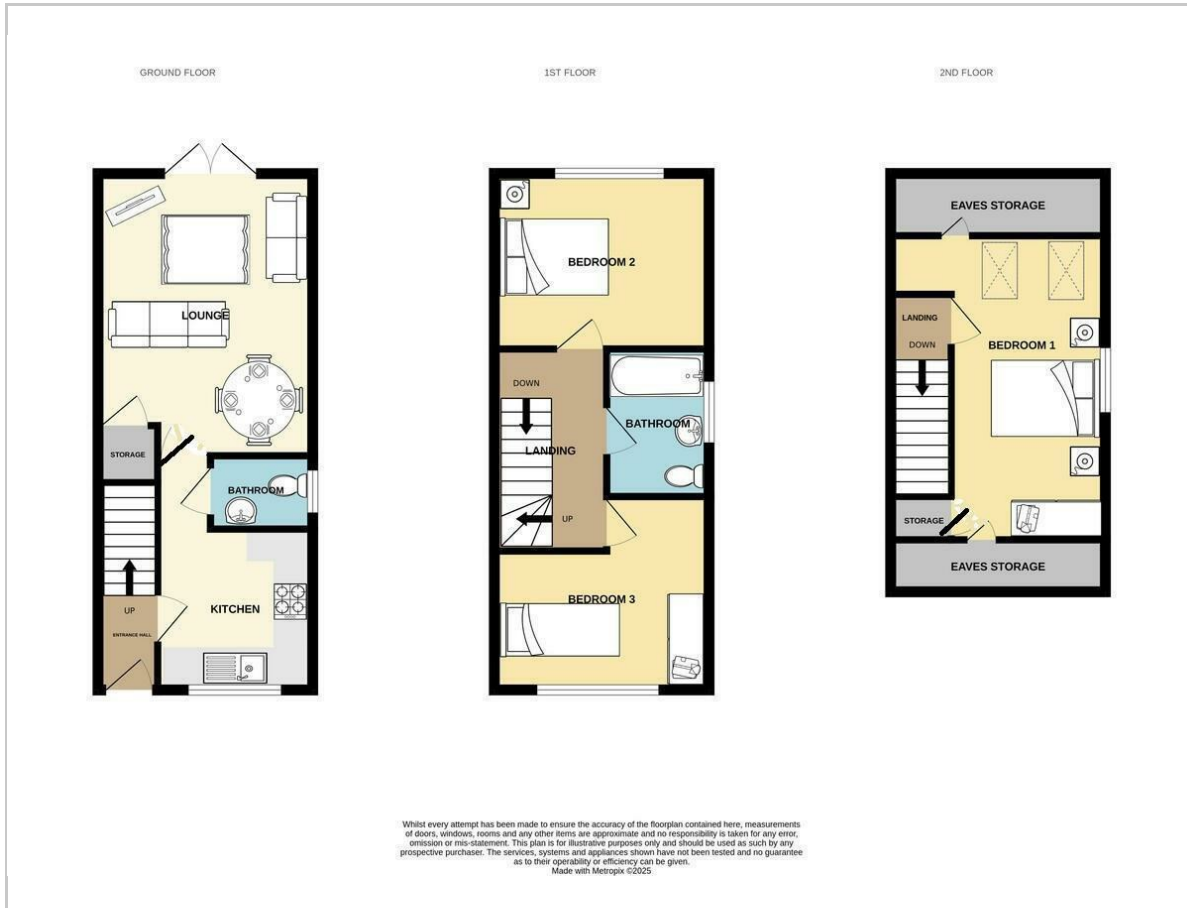
Freehold

Council Tax Band - B

Mains Gas Electric Drains And Water

Ref: L2605/05/26

Floor Plan



Viewing

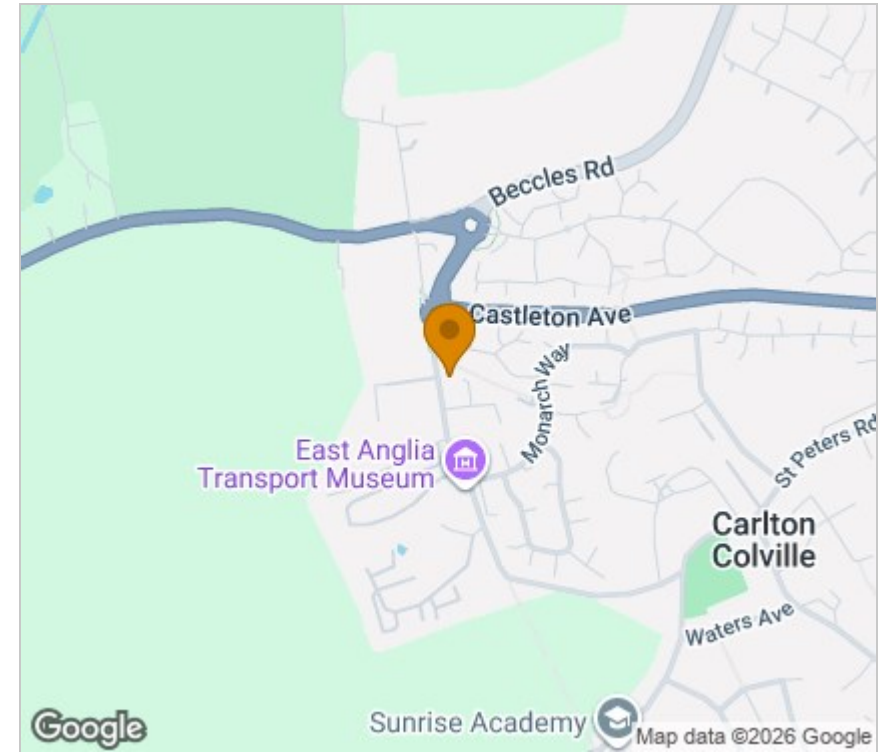
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

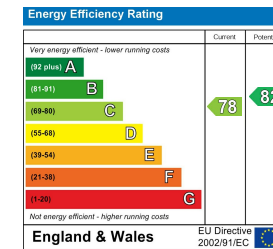
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Area Map



Energy Efficiency Graph



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