



**Aldreds**  
Estate Agents

1 Longbrook Close

Carlton Colville, Lowestoft, NR33 9BF

Offers In Excess Of £300,000



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## 1 Longbrook Close

Carlton Colville, Lowestoft, NR33 9BF

Aldreds are delighted to present this substantial three-bedroom detached home situated within a highly desirable cul-de-sac in Carlton Colville. Individually constructed in 2008 by a respected local builder, this quality home offers bright, spacious, and well-planned accommodation throughout. The ground floor accommodation comprises a wide and welcoming hallway featuring a galleried staircase, a generous open-plan kitchen/diner, perfect for family living and entertaining, alongside a spacious lounge. A versatile ground floor bedroom provides flexibility for guests, home working, or multi-generational living, complemented by a separate utility room and a modern ground floor shower room. To the first floor, a central landing leads to two large double bedrooms and a family bathroom. Externally, the property benefits from a front driveway providing ample off-road parking and access to a garage. To the rear, there is a beautifully private enclosed lawned garden with a raised composite decked veranda — an ideal space for outdoor dining and relaxation. Occupying an excellent position within this exclusive cul-de-sac, this individually built home offers superb family-sized accommodation, and early viewing is highly recommended to fully appreciate the space and quality on offer.

### Wide Entrance Hall

Fitted carpet, feature galleried staircase leading to the first floor, understair recess, power points, flat plastered ceiling, radiator.

### Kitchen/Diner

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

Tile effect vinyl flooring, fitted kitchen units with extended work surfaces, ample space for family sized dining table and chairs, radiator, power points, tiled splashbacks, double stainless steel sink with single drainer, inset electric oven with four burner gas hob, stainless steel extraction cooker hood, large aspect uPVC window, double uPVC doors leading out to the raised decking.

### Lounge

11'6" x 16'1" (3.53 x 4.92)

Fitted carpet, flat plastered ceiling, uPVC window, power points, radiator, tv point.

### Utility Room

Laminate flooring, fitted base units, extended work surfaces, stainless steel sink with single drainer, wall mounted combination boiler, recess for white goods including plumbing for a washing machine and tumble dryer.

### Shower Room

Timber effect vinyl flooring, shower suite comprising of a fully tiled shower cubicle, low level WC, pedestal sink with tiled splashbacks, extractor fan, uPVC window.





### Bedroom 3

9'3" x 8'9" (2.83 x 2.69)

Fitted carpet, uPVC window, radiator, power points.

### Central Landing

Fitted carpet, full length storage cupboard, loft access leading to fully insulated loft space.

### Bedroom 1

17'4" x 13'0" (5.29 x 3.98)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points, tv point.

### Bedroom 2

13'0" x 13'7" (max) (3.97 x 4.15 (max))

Fitted carpet, flat plastered ceiling, power points, radiator, tv point, uPVC window, wardrobe recess.

### Family Bathroom

Timber effect vinyl flooring, a bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, uPVC window, part tiled walls, heated towel rail, extractor fan.

### Outside

To the front of the property there is a driveway providing off road parking leading to a brick built garage with up and over door, power points and lighting. To the rear there is a fully enclosed lawned garden with raised decked veranda, plastic storage shed, all enclosed by high timber fencing with a very private rear and side aspect.

### Services And Tenure

Freehold

Council Tax Band - C

Mains Gas Electric Water And Drains

Private Road Maintenance Charge £175 Per Year ( Approx )

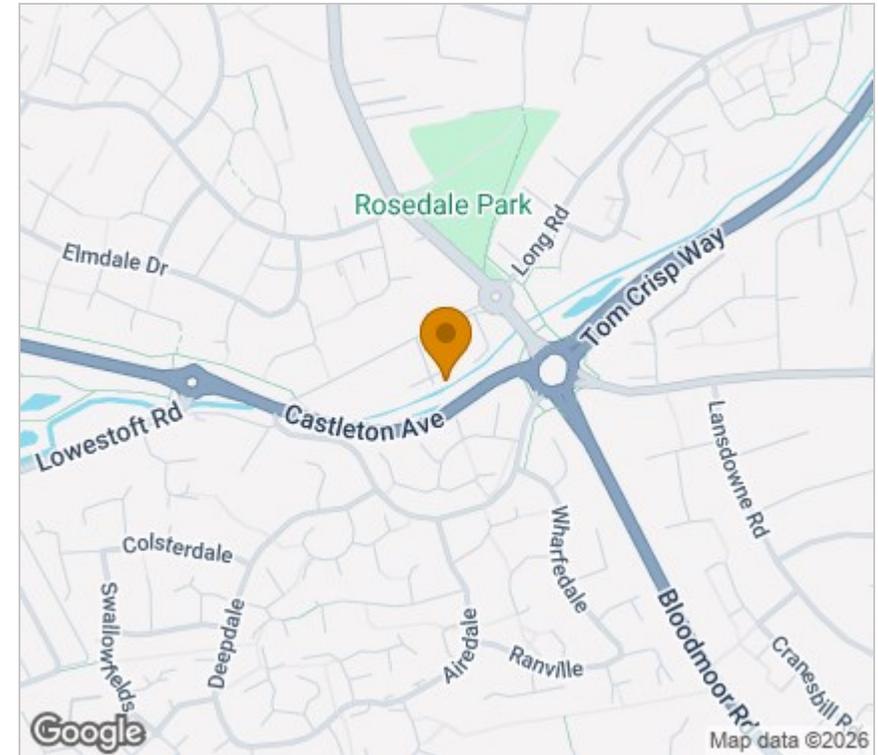
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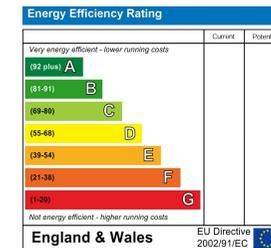
## Floor Plan



## 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.

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