

Aldreds
Estate Agents



2 Anchor Way

Carlton Colville, Lowestoft, NR33 8GR

Offers In Excess Of £325,000



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2 Anchor Way

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Aldreds are delighted to present this exceptional four-bedroom detached home, ideally located in the highly sought-after area of Carlton Colville. Perfectly positioned within walking distance of local amenities, as well as the nearby marshland and nature reserve, this property offers the perfect blend of convenience and tranquil surroundings. Beautifully presented throughout, this outstanding family home boasts high-quality fixtures and fittings and offers spacious, versatile accommodation. The ground floor features a welcoming wide entrance hall with a striking galleried staircase, a generous lounge complete with a charming cast iron log burner, and a modern open-plan kitchen/dining area—ideal for both everyday living and entertaining. Additional ground floor benefits include a utility room, a stunning garden room with a vaulted ceiling, and a convenient W.C. Upstairs, a central galleried landing leads to four well-proportioned bedrooms, including a superb master bedroom with en suite, alongside a stylish family bathroom. Externally, the property continues to impress. To the front, a double-width driveway provides ample off-road parking and leads to an integral garage. To the rear, you'll find a large, private lawned garden with a patio seating area—perfect for relaxing or hosting guests. Further benefits include uPVC double glazing and gas-fired central heating via a recently installed modern combination boiler. Offered at a realistic asking price, early viewing is highly recommended to fully appreciate everything this family home has to offer.

Wide Entrance Hall

Ceramic tiled flooring, sealed unit double glazed composite entrance door, feature galleried staircase leading off to the first floor, under stair storage cupboard, power points, flat plastered and coved ceiling.

Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, vanity sink, tiled splash backs, full length heated towel rail, Upvc window.

Lounge

14'1" x 11'5" (4.3 x 3.5)

LVT flooring, flat plastered ceiling, Upvc bay window, T.V point, power points, cast iron log burner, inset and a feature fireplace with a tiled hearth, radiator, entertainments wall.

Open Plan Kitchen/Diner

22'10" x 9'8" (6.97 x 2.95)

Ceramic tiled flooring, full range of quality modern fitted kitchen units, extended timber work surfaces, range of integral appliances including electric oven, stoves gas hob, extraction cooker hood, glass splash back, integral dishwasher, composite sink with single drainer, tiled splash backs, power points, recess for american style fridge/freezer, radiator, central island with a further range of fitted base units, full length larder cupboard, ample space for family size table and chairs, wide opening leading to the garden room.

Garden Room

8'2" x 11'5" (2.5 x 3.48)

Ceramic tiled flooring, pitched feature vaulted ceiling, large aspect Upvc windows, double Upvc patio doors leading out to the rear garden.

Utility Room

Ceramic tiled flooring, timber work surface, full length larder cupboard, recess for white goods including plumbing for a washing machine & tumble dryer, wall mounted modern energy efficient combination boiler.

First Floor

Central galleried landing with fitted carpet, power points, coved ceiling, Upvc window.

Bedroom 1

12'0" x 11'3" (3.66 x 3.45)

Fitted carpet, coved ceiling Upvc window, power points, T.V point, radiator, 3 x full length fitted wardrobes with bi-folding doors.





En-Suite Shower Room

Ceramic tiled flooring, shower suite comprising of a fully tiled shower cubicle, low level W.C with enclosed cistern, vanity sink unit, fully tiled walls, extractor fan, Upvc window, heated towel rail & shaver socket.

Bedroom 2

9'3" x 9'3" (2.84 x 2.82)

LVT flooring, coved ceiling, Upvc window, power points, radiator, T.V point, fitted wardrobe, full length fitted storage cupboard.

Bedroom 3

9'0" x 9'10" (2.75 x 3.01)

Fitted carpet, coved ceiling, Upvc window, power points, T.V point, radiator, full length fitted wardrobe.

Bedroom 4

8'5" x 6'4" (2.58 x 1.95)

Laminate flooring, Upvc window, power points, radiator, coved ceiling, full length fitted wardrobe.

Family Bathroom

Tiled effect vinyl flooring, bathroom suite comprising of a low level W.C with enclosed cistern, vanity sink unit, bath with shower mixer tap, part tiled walls, Upvc window, extractor fan, full length towel rail.



Outside To The Front

There is a double width driveway providing ample off road parking that leads to an integral garage with up and over door, power points and lighting.

Outside To The Rear

There is a spacious lawned garden ideal for family entertainment, patio seating area, modern storage shed, raised flower and shrub borders, enclosed by high fencing and high brick walls, with a very private rear and side aspect.

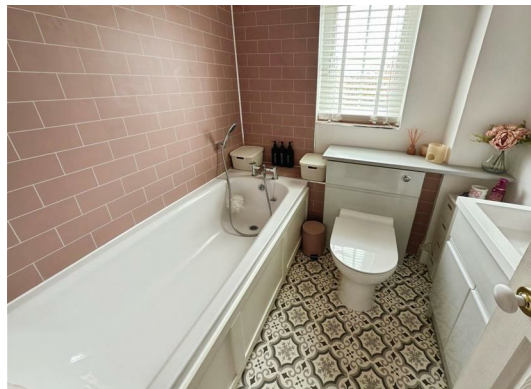
Services And Tenure

Mains Gas Electric Drains And Water

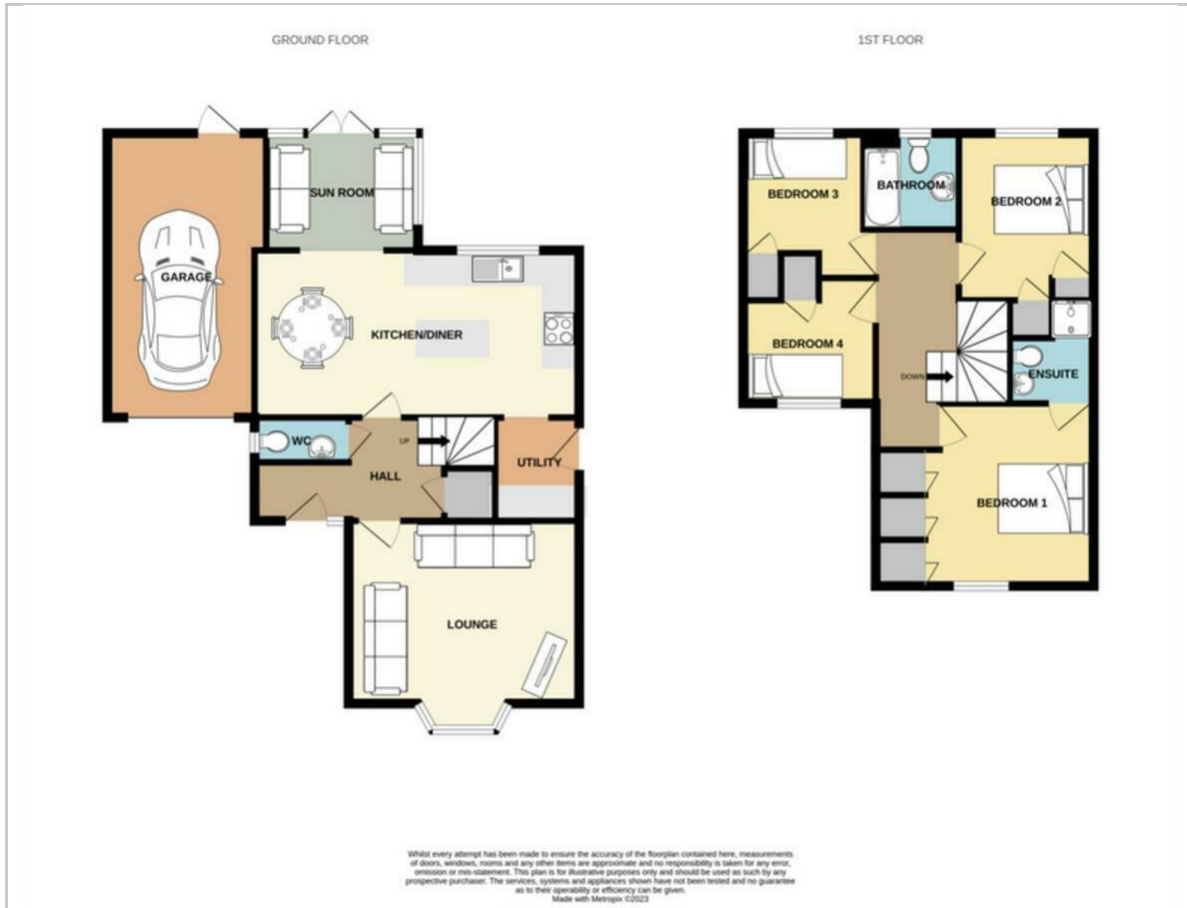
Freehold

Council Tax Band - D

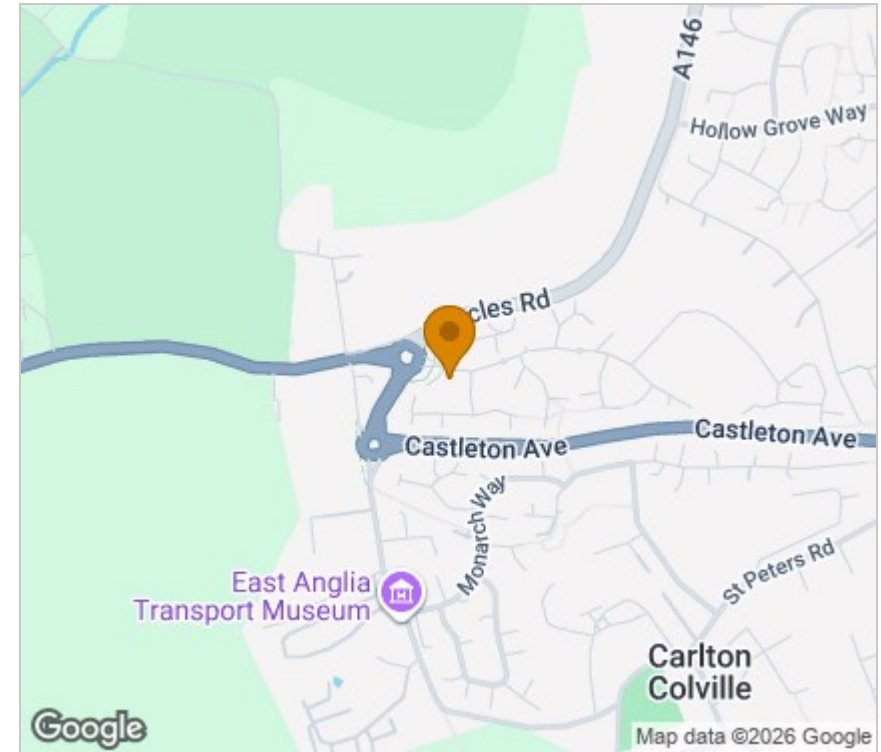
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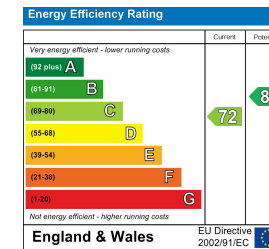
Floor Plan



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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