

Aldreds
Estate Agents



10 The Firs

Carlton Colville, Lowestoft, NR33 8BE

Asking Price £175,000



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Aldreds are delighted to offer this two bedroom semi detached bungalow, situated in the highly desirable area of Carlton Colville. Offering exceptional value for money, this charming home benefits from a beautifully established rear garden featuring a variety of specimen flowers and shrubs, enjoying a private and sunny aspect. The well presented internal accommodation comprises an entrance hall, a spacious lounge, fitted kitchen, two double bedrooms and a family bathroom. Ideally located within walking distance of local amenities, convenient bus routes, and the Carlton Colville Marshes, this property is perfectly positioned. Further benefits include gas central heating, uPVC double glazing, and a recently replaced and insulated flat roof finished with a high quality rubber membrane. Early viewing is highly recommended, as bungalows in this sought after location at this price point rarely become available.

Entrance Hall

Fitted carpet, radiator, uPVC entrance door, full length storage/cloaks cupboard.

Kitchen

9'6" x 6'1" (2.9 x 1.87)

Fitted flooring, a range of white kitchen units with extended work surfaces, stainless steel sink, plumbing for a washing machine, electric cooker point, tiled splashbacks, wall mounted Worcester combination boiler, uPVC window.

Lounge

11'10" x 14.0 (3.61m x 4.27m.0.00m)

Fitted carpet, large aspect uPVC window, radiator, power points, tv point.

Inner Hallway

Fitted carpet.

Bedroom 1

9'4" x 11'7" (2.87 x 3.54)

Fitted carpet, uPVC window, radiator, power points.





Bedroom 2

7'4" x 9'1" (2.25 x 2.78)

Fitted carpet, uPVC window, radiator, power points, tv point.

Bathroom

Fitted bathroom flooring, white bathroom suite comprising of a shower set over a panel bath enclosed by a glass screen, low level WC, pedestal sink, fully tiled walls, uPVC window, radiator, towel rail.

Outside

Outside to the front there is a beautifully presented lawned garden, a range of flower and shrubs, footpath leading to front door. Outside to the rear is a beautifully presented and established lawned garden with a varied array of specimen flower and shrubs, timber and felt garden shed, a further side garden which would allow space for a patio seating area ideal for bistro style dining, all enclosed by high timber fencing with a very private side and rear aspect.

Tenure And Services

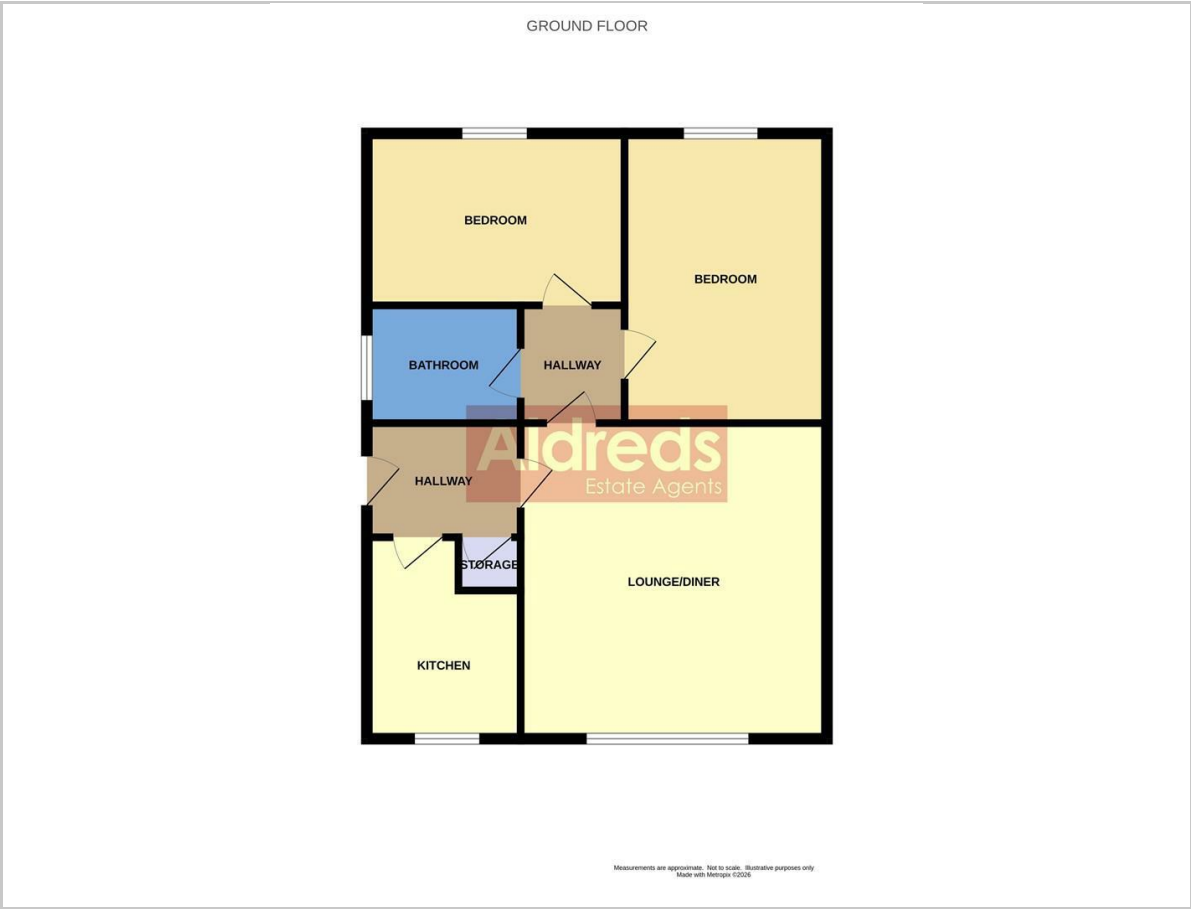
Freehold

Council Tax Band - A

Mains Gas Electric Drains And Water



Floor Plan

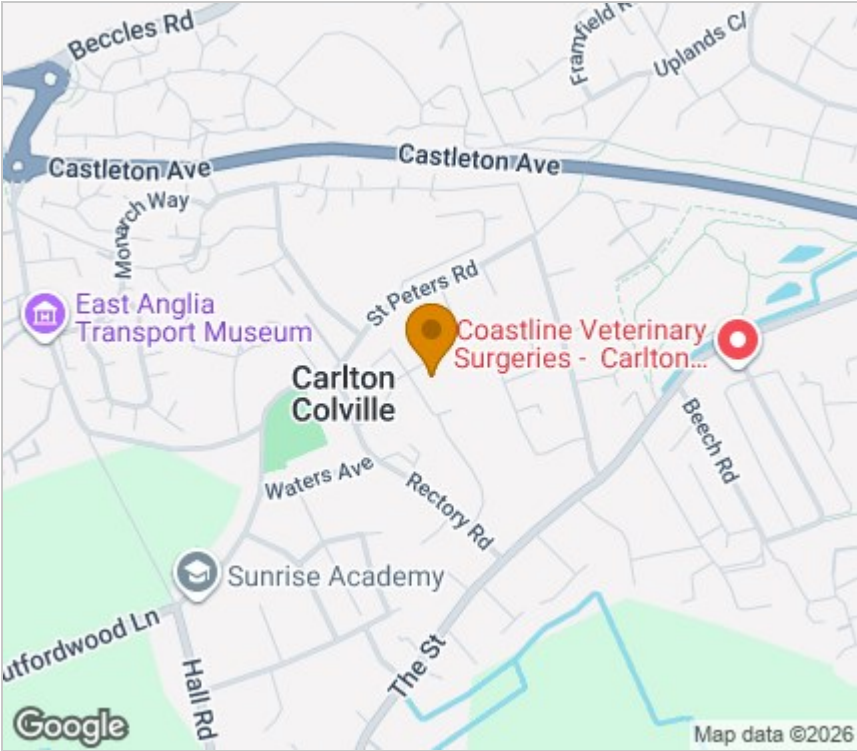


Viewing

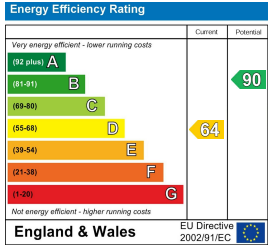
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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