



Monarch Way, Carlton Colville LOWESTOFT NR33 8GH

welcome to

Monarch Way, Carlton Colville LOWESTOFT

A rare opportunity to own an ex-Showhome; beautifully presented with modern fittings, underfloor heating, an expansive driveway and within minutes distance from all desirable amenities.

Entrance Hall

Door leading to kitchen. Stairs leading to first floor. Vinyl flooring. Radiator.

Ground Floor Wc

Laminate flooring. Wc and wash hand basin. Spotlights. Radiator.

Lounge

Double glazed windows to front and rear. Carpet flooring. Electric fireplace heater. Radiator.

Dining Room

Double glazed sliding door leading to garden. Double glazed window to rear. Access to conservatory, lounge and ground floor wc. Laminate flooring. Electric fireplace. Radiator.

Kitchen

Double glazed window to front. Access to dining room. Laminate flooring. Fitted units and worktops. Sink and drainer. Plumbing for washing machine. Space for fridge freezer. Access to boiler. Radiator.

Conservatory

Double glazed door to side leading to garden. Wrap around double glazed windows. Laminate flooring. Under floor heating.

Landing

Access to all bedrooms and bathroom. Loft hatch access. Carpet flooring.

Bedroom One

Double glazed window to rear. Access to ensuite. Carpet flooring. Integrated wardrobes. Radiator.

Ensuite

Double glazed skylight window to rear. Wood effect

flooring. Walk-in shower unit. Wc and wash hand basin with vanity unit.

Bedroom Two

Double glazed window to front. Carpet flooring. Integrated storage options and wardrobes. Radiator.

Bedroom Three

Double glazed window to front. Carpet flooring. Integrated wardrobes. Radiator.

Bathroom

Double glazed window to side. Tiled flooring. Part tiled walls. Wc and wash hand basin. Bathtub. Gas heated towel radiator.

Front Garden

Gravel driveway to front with decorative green space. Privacy fence surrounding.

Rear Garden

Laid patio tiles leading to grass plot. Various topiary with wooden canopy. Outside tap. Access via side gate. West facing.





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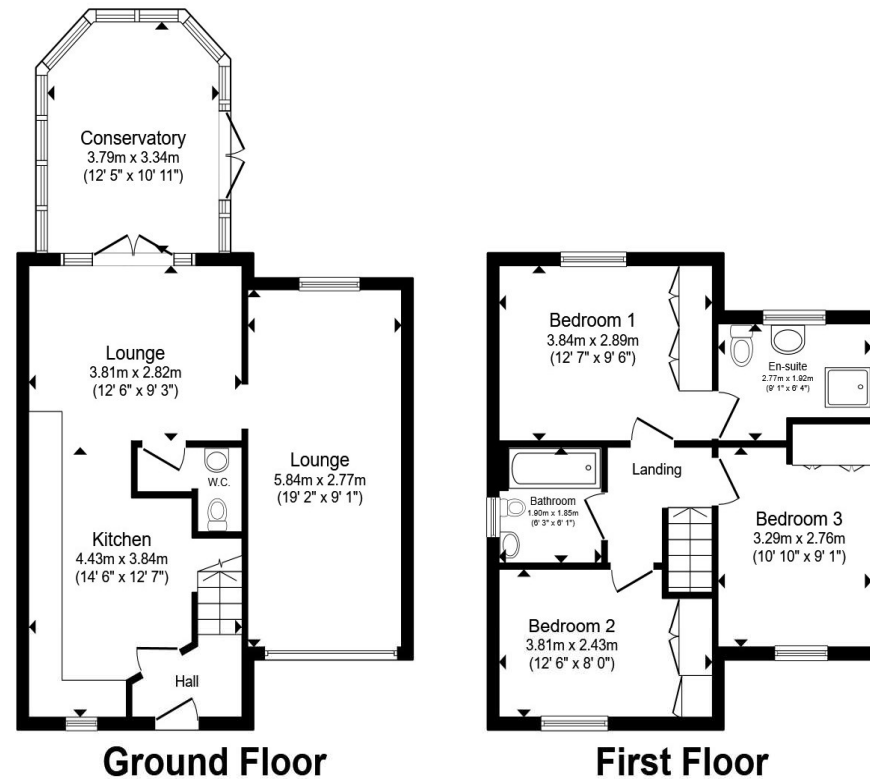


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Monarch Way, Carlton Colville LOWESTOFT

- Former show home finished to a high standard throughout
- Three well-proportioned bedrooms, including en-suite to principal
- Two versatile reception rooms plus a bright conservatory
- Modern fitted kitchen with ample storage and workspace
- Underfloor heating providing added comfort and efficiency

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



Total floor area 100.8 m² (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
LOW109977 - 0003

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