



Holystone Way, Carlton Colville Lowestoft NR33 8FP

welcome to

Holystone Way, Carlton Colville Lowestoft

A well-presented, 3 bedroom town house in the popular area of Carlton Colville. An ideal family home, perfect for first time buyers and general home movers within great catchment to local schools and transport links to A47 and A143 roads.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Wood-effect flooring, radiator, integrated storage option, access to kitchen, lounge, cloakroom, stairs to first floor.

Lounge

Carpet flooring, radiator, double glazed French doors leading to rear garden to rear aspect.

Kitchen

Wood-effect flooring, radiator, fitted units with work surface, induction hob, cooker hood, integrated electric oven, sink and drainer unit, fittings for washing machine, integrated fridge/freezer, overhead units, access to boiler, double glazed window to front aspect.

Cloakroom

Wood-effect flooring, radiator, hand wash basin, W/C.

Landing

Carpet flooring, access to bedrooms 2 and 3, bathroom, stairs to second floor. Double glazed window to front aspect.

Bedroom 1

Carpet flooring, radiator, integrated wardrobe, integrated storage options, access to ensuite, double glazed window to front aspect. Loft hatch access.

En-Suite

Laminate flooring, radiator, hand wash basin with built in storage, walk-in shower, W/C, double glazed window to rear aspect.

Bedroom 2

Carpet flooring, radiator, integrated double wardrobe, double glazed window to rear aspect.

Bedroom 3

Carpet flooring, radiator, integrated wardrobe, double glazed window to front aspect.

Bathroom

Laminate flooring, gas heated towel radiator, hand wash basin, W/C, bathtub, part tiled walls, shower head unit, double glazed window to side aspect.

Front Garden

Laid stone tiles leading to front door.

Rear Garden

Laid stone tiles bordering artificial grass plot. Fenced surround. South facing garden.

Garage

Brickbuilt garage with power supply and up and over metal door. Driveway to front.





view this property online williamhbrown.co.uk/Property/LOW110137



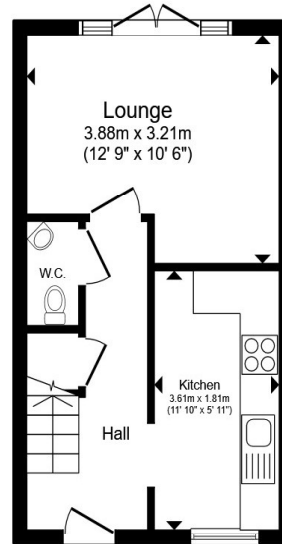
welcome to

Holystone Way, Carlton Colville Lowestoft

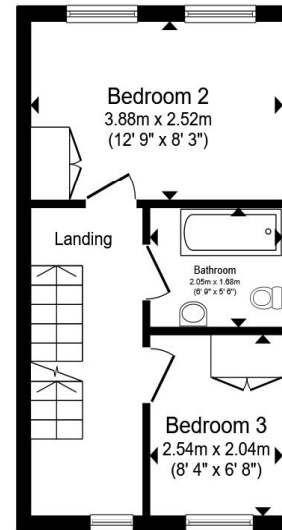
- South Facing Garden
- Excellent transport links
- 3 W/C's
- Modern décor
- Ample parking and garage

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

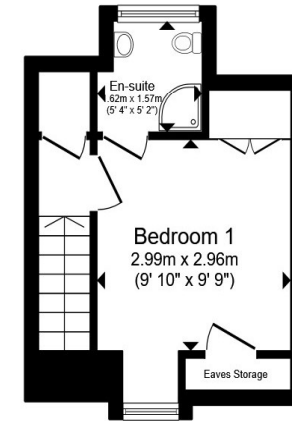
£225,000



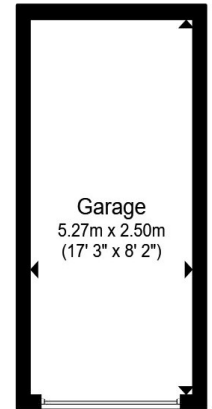
Ground Floor



First Floor



Second Floor



Garage

Total floor area 84.4 m² (908 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


william
h brown

view this property online williamhbrown.co.uk/Property/LOW110137



Property Ref:
LOW110137 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


william h brown



01502 585998



Lowestoft@williamhbrown.co.uk



138 London Road North, LOWESTOFT, Suffolk,
NR32 1HB



williamhbrown.co.uk