



**145 Colville Road**  
**, Lowestoft, NR33 9RF**  
**Offers Over £400,000**

# 145 Colville Road, Lowestoft, Suffolk, NR33 9RF

This impressive detached bungalow offers a perfect blend of space and comfort. Set on a generous corner plot, the property boasts a well-thought-out layout that is ideal for both family living and entertaining.

The two reception rooms provide a welcoming atmosphere, perfect for hosting guests or enjoying quiet evenings at home. With three spacious bedrooms, there is ample room for relaxation and privacy. The additional versatile space allows for the possibility of a fourth bedroom, catering to your specific needs also having two well-appointed bathrooms along with a garage and ample parking.



## HALLWAY

Door to front access, Velux window, two built in storage cupboards, loft hatch, coved ceiling and radiators.

## BEDROOM

Bay window to front aspect, built in wardrobes and vanity area, radiator and coved ceiling.

## BEDROOM

bay window to front, built in wardrobes, spot light ceiling, radiators and coved ceiling.

## BEDROOM

Window to rear aspect, built in wardrobes and vanity area, radiator and coved ceiling.





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### SHOWER ROOM

uPVC double glaze frosted window to rear aspect, fully tiled, low level WC, hand wash basin, shower cubicle, towel radiator, spot light ceiling, and coved ceiling.

### OFFICE

Window to rear aspect, built in cupboards and drawers under, cupboards above, desk space, internal frosted windows into hallway, radiator and coved ceiling.

### BATHROOM

upvc double glaze frosted window to rear, fully filled, low level WC, hand wash basin, shower cubicle, bath with shower attachment, two heated towel radiators and coved ceiling.

### SITTING ROOM

Bay window to front aspect, window to rear aspect, log burner with brick surround, radiators and coved ceiling.

### DINING ROOM

Bay window to front aspect, rear door and windows to rear, coal effect fire place with surround, radiators and coved ceiling.



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## KITCHEN

windows to side aspects, door to garden, work top space, cupboards and drawers under, cupboards above, double built in oven, built in fridge freezer, built in gas hob with extractor fan above, twin sink with drainer with tile splash back, built in Bosch dishwasher, spotlight ceiling, radiator and coved ceiling.



## INNER HALLWAY

## UTILITY ROOM

uPVC frosted window to rear, airing cupboard, boiler to wall, standing for washing machine.

## WC

uPVC frosted window to side aspect, low level wc, corner hand wash basin with cupboard under, partial tiled and coved ceiling.



## OUTSIDE

To the front, fully enclosed, gate to front, privacy hedging, path to front door, mainly laid to lawn with mature shrubs, shingle area.

To the rear, patio areas, lawn with borders, standings for summer house and green house, rear access gate to driveway.



## GARAGE

electric door.

## TENURE

Freehold





## COUNCIL TAX BAND

E

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Ultrafast 2000 mbps

\* Mobile: EE, 02 THREE, VODAFONE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## NOTE

The property has Solar Panels, we are awaiting further information regarding these.





## Floor Plan

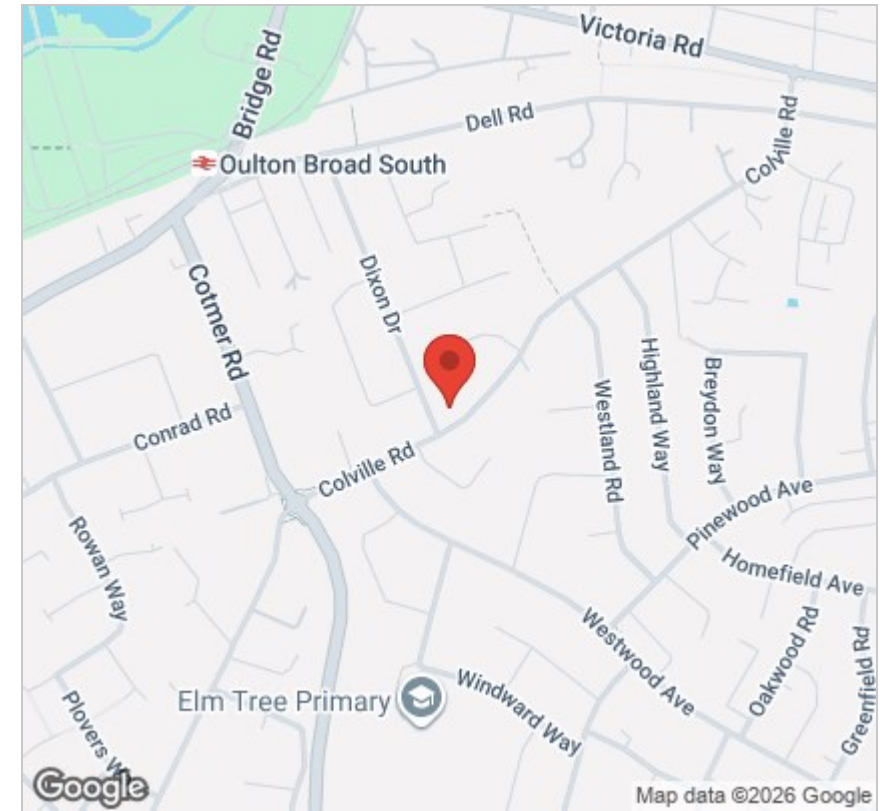


## Viewing

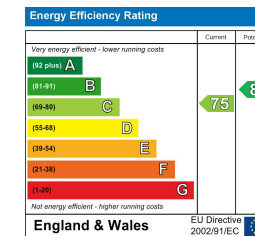
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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