HARDIMANS



23 Elmdale Drive

Carlton Colville, Lowestoft, NR33 8NB

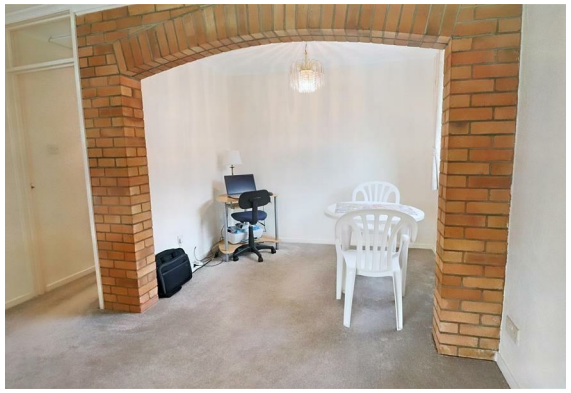
Offers Over £250,000

2 | 1 | 2 | D

23 Elmdale Drive, Carlton Colville, Lowestoft, Suffolk, NR33 8NB







Great location for this detached bungalow situated on a quiet residential development on the highly desirable 'Rosedale Gardens' estate. The bungalow enjoys larger than standard gardens together with an additional good sized area to the side, allowing a fantastic opportunity to extend the bungalow if so required (subject to the usual planning permissions).
Originally planned as a 3 bedroom property, the third bedroom has been combined with the spacious lounge to create a lovely light and airy space, which opens into the conservatory and overlooks the attractive gardens.
Located on the development is a busy and very convenient parade of shops, together with Co-Op supermarket and Doctors surgery.
The bungalow has that welcoming feeling, and and an early inspection is therefore highly recommended.







UPVC double glazed door to:-

ENTRANCE PORCH

with upvc double glazing, further door to:-

ENTRANCE HALL

with radiator, fuse box, built-in cloaks cupboard.













KITCHEN
fitted in a range of light oak fronted units, single drainer sink, recess and plumbing for automatic washing machine, 4 burner gas hob, concealed extractor, double oven/grill, space for refrigerator and freezer, double radiator, Worcester gas boiler heating domestic hot water and radiator heating system, upvc double glazed window overlooking the rear garden.

LOVELY SIZE OPEN PLAN LOUNGE/DINER
2 radiators, ornamental fireplace with log effect gas fire, upvc sliding patio door to:-

CONSERVATORY
lean to with sliding patio doors to rear patio and garden.

INNER HALLWAY
with access to roof void.

MASTER BEDROOM
with bay window, upvc double glazing, radiator.

BEDROOM 2
bay window with upvc double glazing, radiator.

SHOWER ROOM
shower cubicle with thermostatic shower unit, low level wc, pedestal washbasin, radiator, upvc double glazed window.

OUTSIDE
To the front, easy maintenance gardens with ornamental shrubs and brick pavier driveway and pathways. To the side, extended brick pavier driveway leading to garage, side brick arch and gate. To the rear, larger than standard gardens laid mainly to lawn with well stocked flower and shrub borders, garden store, good size paved patio. In addition the property has a good size side garden area with concrete/paving, aluminium framed greenhouse. Note: This area provides an ideal opportunity to extend the main property if so required.

SINGLE GARAGE
of brick and tile construction with up and over and personal doors.

COUNCIL TAX BAND
C

TENURE
Freehold

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Ultrafast download 1000 Mbps upload 1000 Mbps
* Mobile: EE, THREE, 02, 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.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

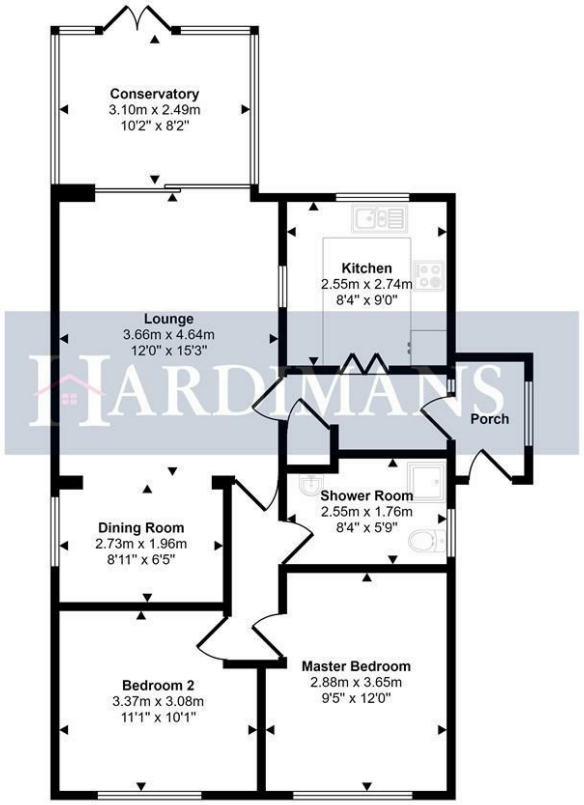




Floor Plan



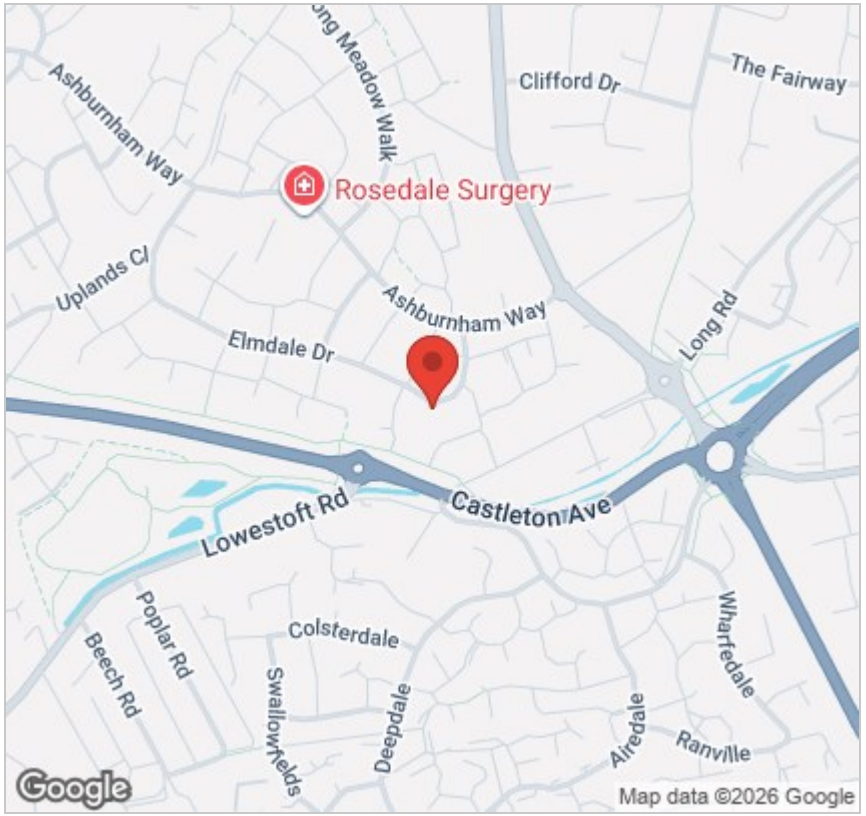
Approx Gross Internal Area
74 sq m / 792 sq ft



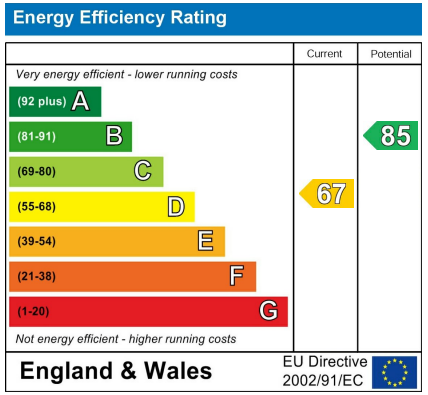
Floorplan

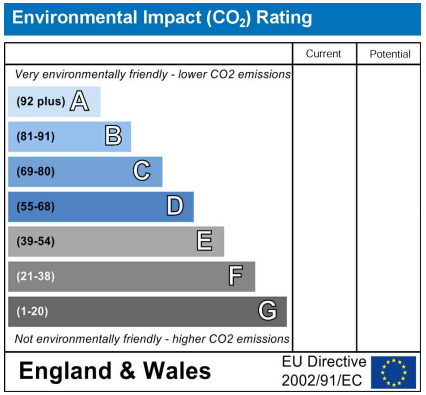
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





IMPORTANT NOTE TO POTENTIAL PURCHASERS:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.