

**Aldreds**  
Estate Agents



20 Peak Dale

Carlton Colville, Lowestoft, NR33 8UZ

Offers Over £240,000



## 20 Peak Dale

Carlton Colville, Lowestoft, NR33 8UZ

Aldreds are delighted to offer this well-presented three-bedroom detached house, ideally positioned in a highly desirable cul-de-sac within the popular Ribblesdale development. This attractive family home provides spacious and versatile accommodation, comprising an entrance hall, ground floor WC, a generous lounge, and an open-plan kitchen/diner ideal for modern living. The first floor features a central galleried landing, three well-proportioned bedrooms, including a master bedroom with en-suite shower room, and a contemporary family bathroom. Externally, the property benefits from a driveway providing off-road parking and access to a brick-built garage. To the rear is a fully enclosed, lawned garden, offering a private and safe outdoor space. Further benefits include Georgian-style uPVC double-glazed windows, gas-fired central heating, and tasteful neutral décor throughout. Offered at a realistic asking price, early internal viewing is highly recommended to appreciate all this home has to offer. NO CHAIN

### Entrance Hall

Fitted entrance carpet, radiator, power points, telephone point.

### Cloakroom

Vinyl flooring, cloakroom suite comprising of a low level WC, pedestal sink, extractor fan, tiled splashbacks.

### Lounge/Diner

11'0" x 17'5" (3.37 x 5.31)

Laminate flooring, Georgian style uPVC window, radiator, power points, tv point, understairs storage cupboard.

### Kitchen/Diner

9'7" x 13'10" (2.94 x 4.22)

Timber effect vinyl flooring, a range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, integrated double oven with four burner gas hob, extraction cooker hood, recess for white goods including plumbing for a washing machine, space for a full size fridge/freezer, radiator, ample space for family size dining table and chairs, double sliding patio doors leading out to the rear garden.

### Central Galleried Landing

Fitted carpet, power points, loft access leading to insulated loft space.





### Bedroom 1

11'9" x 10'3" (3.60 x 3.13)

Fitted carpet, double aspect Georgian style windows, radiators, power points, full length fitted wardrobe.

### Ensuite Shower Room

Vinyl flooring, modern shower suite comprising of a fully tiled shower cubicle, pedestal sink, low level WC, Georgian style uPVC window, radiator, towel rail, extractor fan.

### Bedroom 2

7'8" x 11'8" (2.36 x 3.58)

Fitted carpet, Georgian style uPVC window, radiator, power points, full length fitted wardrobe.

### Bedroom 3

8'9" x 6'0" (2.68 x 1.85)

Fitted carpet, power points, radiator, Georgian style uPVC window, full length double wardrobe.



### Family Bathroom

Vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, low level WC, pedestal sink, radiator, extractor fan, Georgian style uPVC window.

### Outside

Outside to the front there is an open plan lawned garden with side driveway providing ample off road parking leading to a brick built garage with up and over door, power points & lighting. Outside to the rear there is a fully enclosed lawned garden with timber and felt garden shed, all enclosed by high fencing, With a side pathway leading to front driveway.



### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

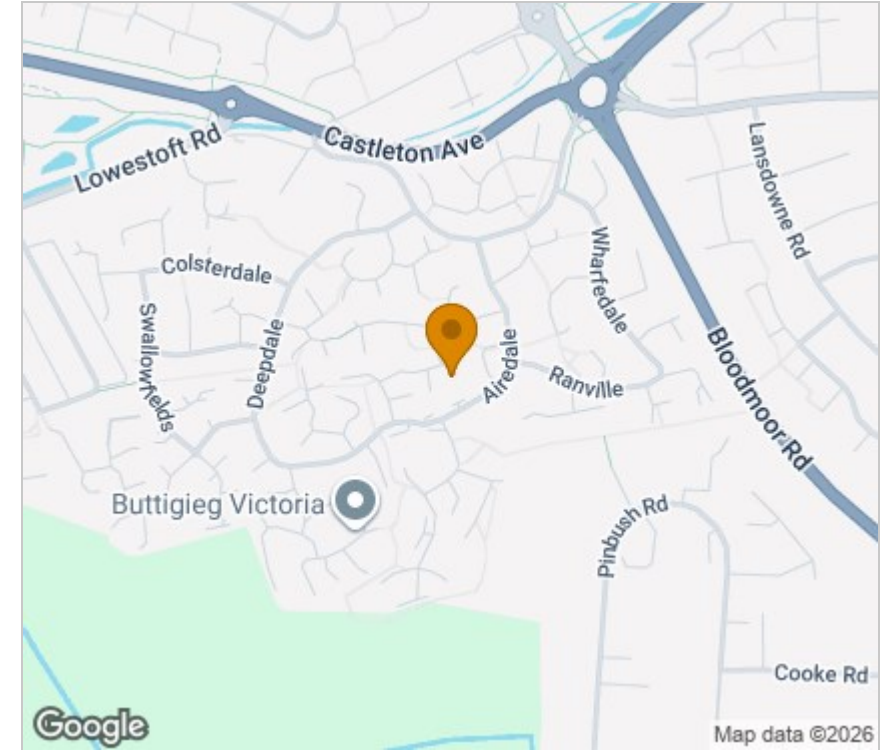
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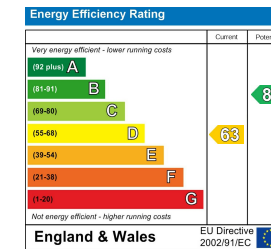
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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