



Aldreds
Estate Agents

40 Staplehurst Close

Carlton Colville, Lowestoft, NR33 8RG

Asking Price £140,000



40 Staplehurst Close

Carlton Colville, Lowestoft, NR33 8RG

Aldreds are delighted to offer this superb modern end terraced property with one bedroom, making this an ideal starter home offering spacious accommodation including an open plan lounge/dining area with a wide opening leading to the open plan kitchen. To the first floor there is a small landing, 1 large double bedroom and a fully fitted shower room. To the outside front there is an allocated parking space and to the rear there is a fully enclosed lawned garden with a timber and felt garden shed. Within walking distance there are local amenities including a major supermarket, doctors surgery, pharmacy and bakery. Also within easy reach is Carlton Marshes and Nature Reserve. The benefits include Upvc double glazed windows, electric heating and gas on demand water heating making it very straight forward to install full central heating if required. An ideal home for first time purchasers or an investment buyer and an early viewing is strongly recommended as properties at this asking price in this desirable Carlton Colville location rarely become for sale.

Entrance Porch

Fitted carpet, Upvc entrance door.

Lounge/Dining Area

13'8" x 12'9" (max l-shaped) (4.17m x 3.89m (max l-shaped))

Fitted carpet, Upvc bay window, electric wall heater, coved ceiling, power points, T.V point, full length under stair cupboard, galleried staircase leading off to the first floor, wide opening leading to the open plan kitchen.

Kitchen

6'4" x 8'0" (1.95 x 2.45)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, recess for white goods including plumbing for washing machine, power points, stainless steel sink with single drainer, integral electric oven with four burner gas hob, enclosed extraction cooker hood.

First Floor

Small landing, fitted carpet, power point, full length storage cupboard.





Bedroom

9'11" x 14'2" (3.04 x 4.34)

Fitted carpet, wall mounted electric heater, Upvc window, power points, coved ceiling, full length storage cupboard.

Shower Room

Timber effect vinyl flooring, shower suite comprising of a fully tiled shower cubicle, pedestal sink, low level W.C, half tiled walls, shaver socket, Upvc window, coved ceiling.

Outside

Outside To the Front

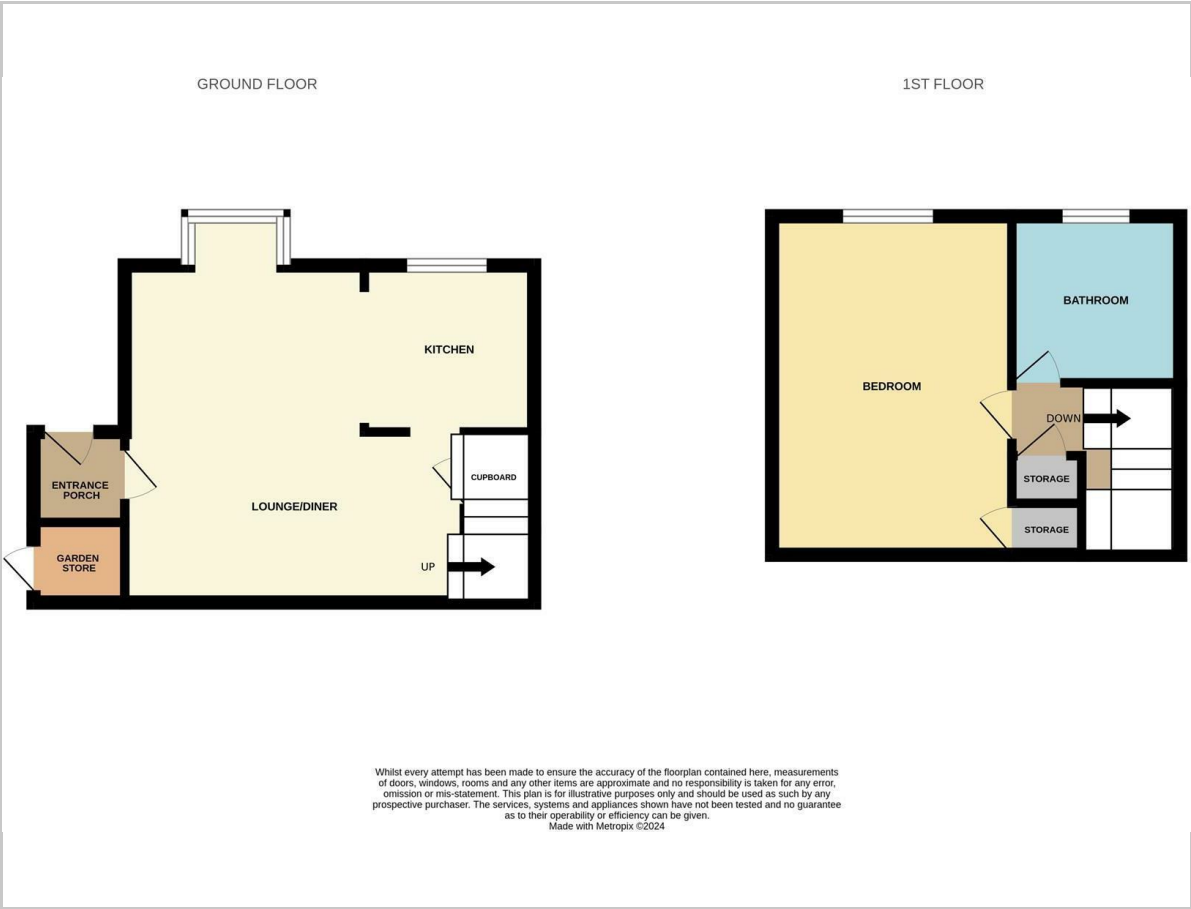
There is allocated off road parking space.

Outside To The Rear

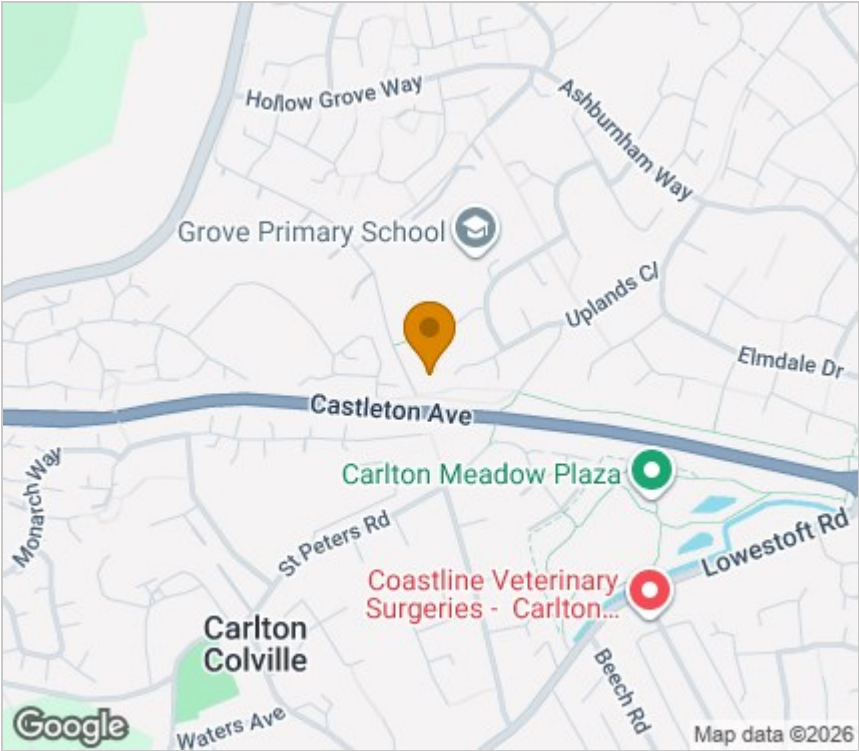
There is a fully enclosed lawned garden providing ample space for bistro style dining, large timber and felt shed. All enclosed by high fencing.



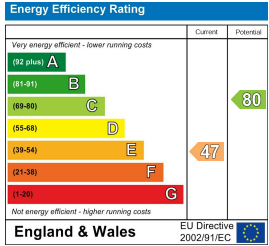
Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA