

40 Staplehurst Close

Carlton Colville, Lowestoft, NR33 8RG

Asking Price £140,000



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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

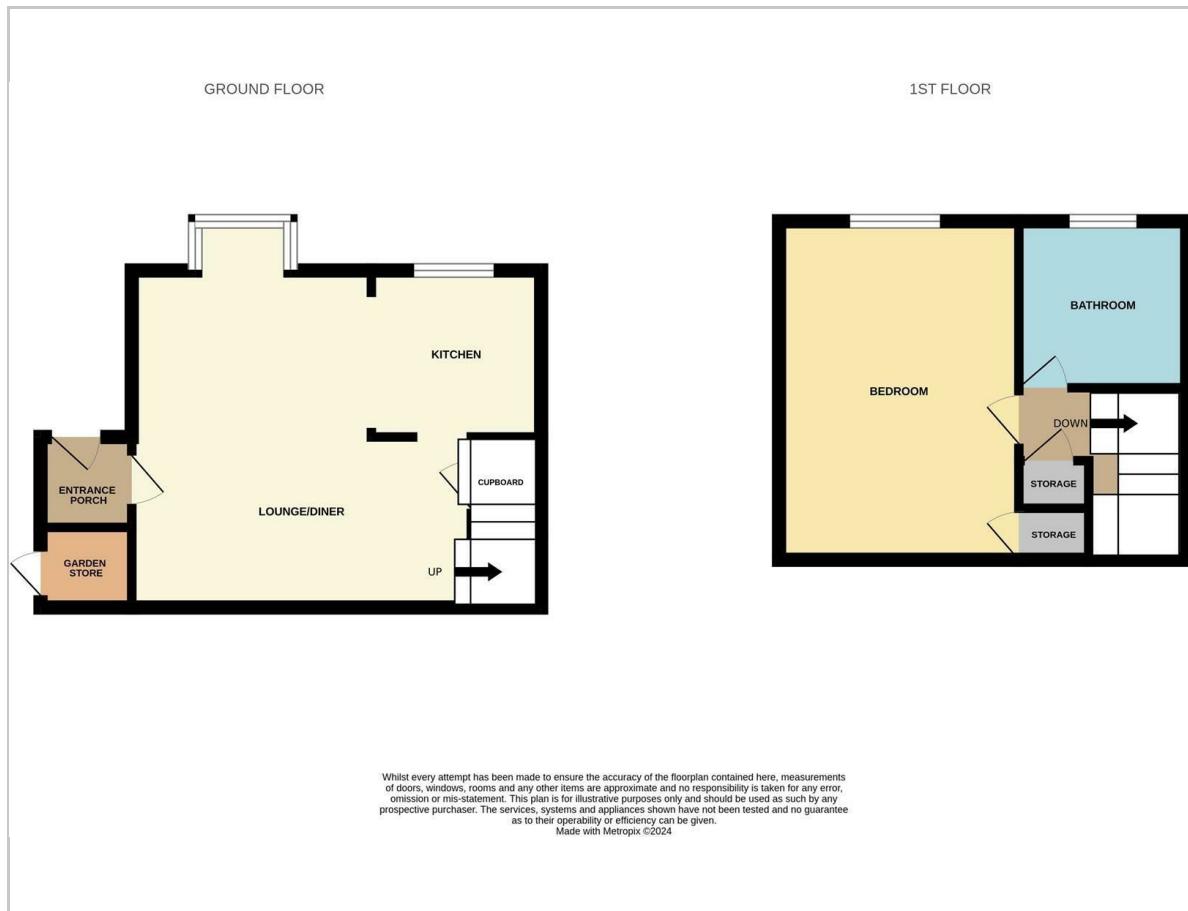
There is allocated off road parking space.

#### Outside To The Rear

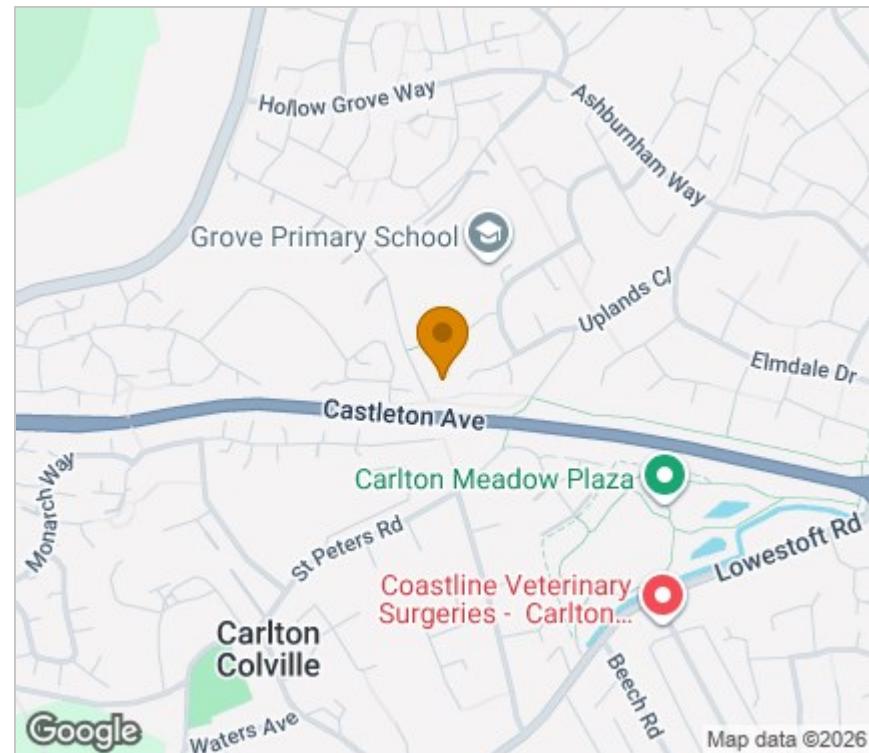
There is a fully enclosed lawned garden providing ample space for bistro style dining, large timber and felt shed. All enclosed by high fencing.



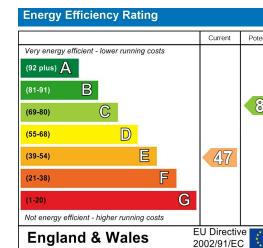
## Floor Plan



## 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.

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