

Aldreds
Estate Agents



8 The Brindles

Carlton Colville, Lowestoft, NR33 8NA

Offers Over £280,000



8 The Brindles

Carlton Colville, Lowestoft, NR33 8NA

Aldreds are delighted to offer this beautifully presented and extended four bedroom semi detached home, situated in the highly sought after area of Carlton Colville. Ideally located within walking distance of local schools, shops, public transport links and the picturesque Carlton Marshes, this spacious and versatile property offers excellent accommodation for family living. The ground floor comprises an entrance porch, entrance hall, cloakroom, a generous open plan lounge/dining area and a modern fitted kitchen/breakfast room. Upstairs, there are four bedrooms and a family bathroom. Externally, the property benefits from a driveway providing ample off road parking, along with an integral garage offering excellent storage potential or scope for conversion, subject to the necessary planning permissions. To the rear, there is a generous and private lawned garden, ideal for outdoor entertaining and family enjoyment. Benefits also include gas central heating via a modern energy efficient boiler (approximately only a year old) and uPVC double glazing. Properties of this quality in such a desirable location rarely come to market, and early viewing is highly recommended.

Entrance Porch

Tiled flooring, uPVC entrance door, uPVC window.

Entrance Hall

Fitted carpet, stairs leading to first floor, power points, radiator.

Cloakroom

Tiled flooring, low level WC, hand basin, uPVC window.

Lounge

12'10" x 11'5" (3.93m x 3.48m)

Fitted carpet, uPVC window, power points, radiator, archway to:-

Dining Room

9'10" x 8'10" (3.01m x 2.71m)

Timber effect laminate flooring, radiator, power points, uPVC sliding patio doors leading out to the rear garden.

Kitchen/Breakfast Room

17'9" x 9'10" (5.43 x 3.01)

Tiled flooring, a range of modern high gloss kitchen units, recess for fridge freezer, recess and plumbing for dishwasher, washing machine and tumble dryer, built in electric oven, ceramic hob, stainless steel sink, modern gas boiler (approx only 1 year old), breakfast bar, radiator, power points, two uPVC windows, uPVC door leading out to rear garden, access door to garage.





Landing

Fitted carpet, loft access, airing cupboard.

Bedroom 1

12'11" x 11'5" (3.95m x 3.49m)

Fitted carpet, uPVC window, power points, radiator.

Bedroom 2

10'3" x 9'11" (3.13m x 3.04m)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 3

10'11" x 8'2" (3.33 x 2.5)

Fitted carpet, uPVC window, power points, radiator.

Bedroom 4

7'5" x 6'11" (2.28m x 2.11m)

Fitted carpet, uPVC window, power points, radiator.

Family Bathroom

8'4" x 5'6" (2.55m x 1.68m)

Vinyl flooring, a modern bathroom suite comprising of a panel bath with shower over, low level WC, vanity sink unit, heated towel rail, uPVC window.



Integral Garage

17'1" x 8'9" (5.23 x 2.69)

Electric roller door (powered by remote control), uPVC window, power points, lighting.

Outside

To the front of the property there is a driveway providing ample off road parking which leads to an integral garage with an electric roller door, power points & lighting. Outside to the rear, there is a generous private lawned garden.



Tenure

Freehold

Services

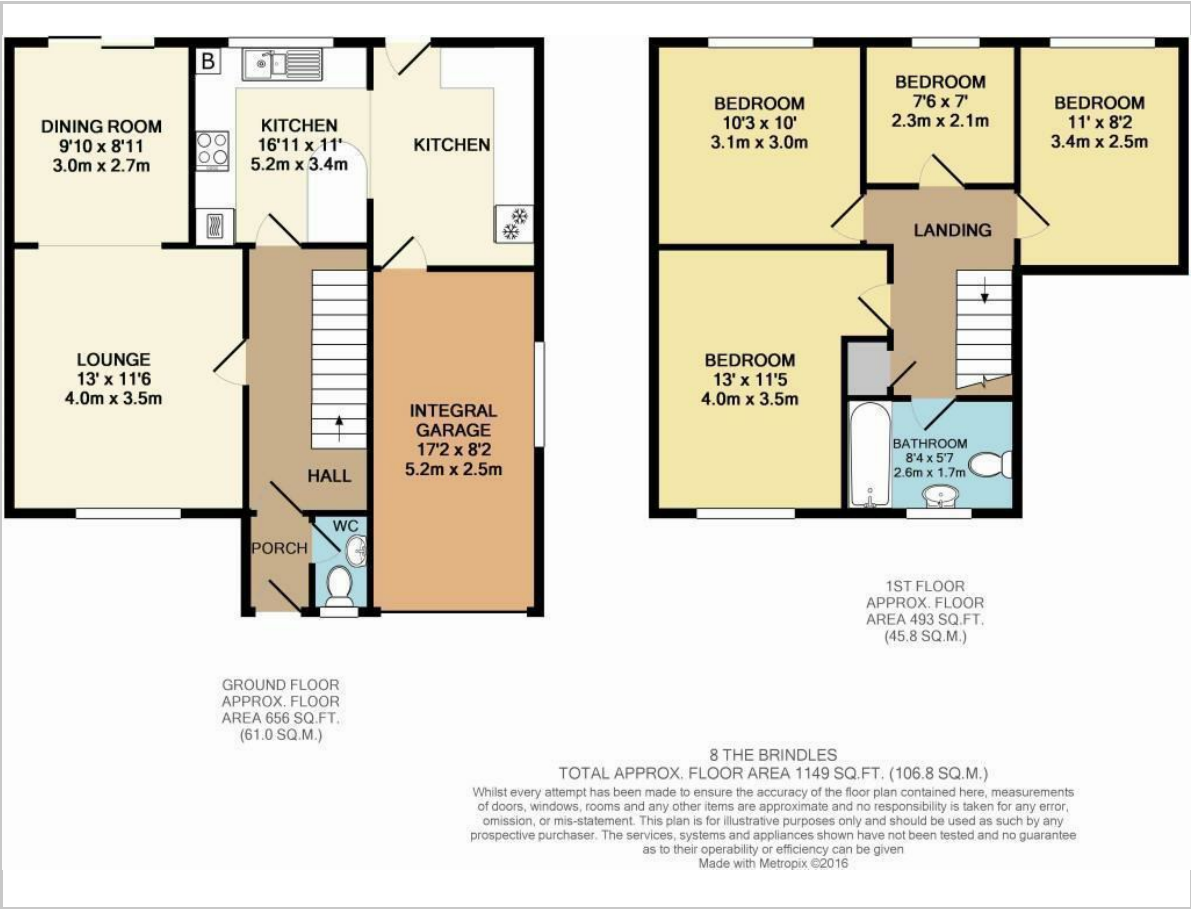
Mains water, electricity, gas, drainage.

Council Tax

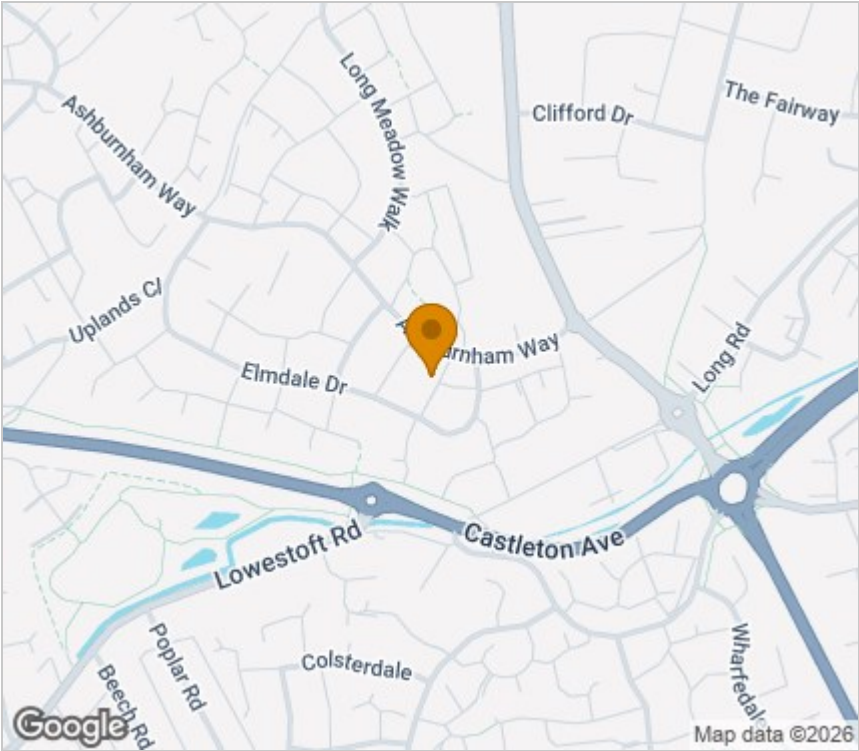
Band 'B'

Ref: L2624/05/26

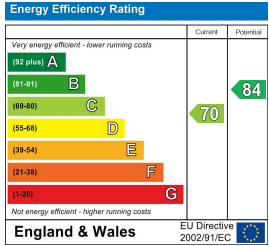
Floor Plan



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