



6 Nidderdale

Carlton Colville, Lowestoft, NR33 8UG

£1000 pcm

EPC Rating C

Very well presented three bedroom extended semi-detached house in this popular location within a short distance of all local amenities. Available Immediately.

ENTRANCE HALLWAY

wood effect laminate flooring; radiator; doors to Kitchen, Lounge and Dining Room/Playroom.

DINING ROOM / PLAY ROOM

14' 1" x 8' 2" narrowing to 7' 2" (4.29m x 2.49m) wood effect laminate flooring; radiator; double glazed window to front; triple doors leading to built in storage area.

KITCHEN

10' 2" x 6' 6" (3.1m x 1.98m) tile effect laminate flooring; beech wall and base units with three drawers and worksurface over; built in fridge freezer; freestanding electric double oven with four ring hob and extractor hood over; stainless steel sink unit with drainer; double glazed window to front; downlights.

LOUNGE

18' x 11' 9" narrowing to 7' 6" (5.49m x 3.58m) wood effect laminate flooring; radiator; double glazed window to rear with blind; carpeted stairs to first floor; patio doors to;

CONSERVATORY

13' 9" x 9' 2" (4.19m x 2.79m) tiled flooring; double glazed windows to front and side with fitted blinds; patio doors out to garden; radiator.

FIRST FLOOR LANDING

carpet; loft access. Doors to all rooms.

BEDROOM 1

11' 9" x 9' 6" (3.58m x 2.9m) laminate flooring; radiator; double glazed window to front with blind.

BEDROOM 2

10' 2" x 8' 10" (3.1m x 2.69m) laminate flooring; radiator; double glazed window to rear with blind.

BEDROOM 3

10' 8" x 7' 2" (3.25m x 2.18m) laminate flooring; radiator; double glazed window to rear with blind.

BATHROOM

8' 2" x 8' 2" (2.49m x 2.49m) recently fitted LVT flooring; white suite comprising of a low level wc and sink within white gloss vanity unit with storage and surface over; bath with mains connected shower and screen to side; wall mounted towel warmer; door to airing cupboard; frosted double glazed window to front with blind

OUTSIDE

To the front of the property there is a brickweave driveway providing parking with side access gate leading round to rear garden which is low maintenance with patio area and raised deck area with shed.

COUNCIL TAX

The property is currently listed as Band B

VIEWINGS

Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements