



Colsterdale, Carlton Colville - NR33 8TN

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&  
WATSON**

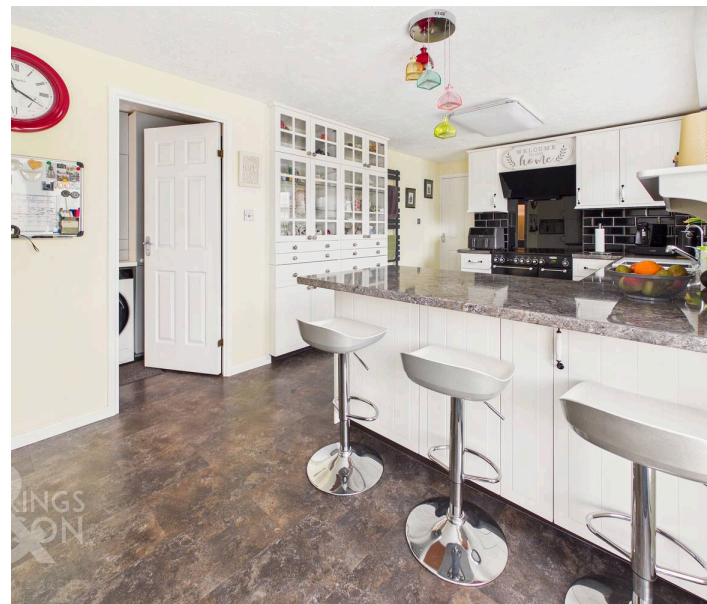
HYBRID ESTATE AGENTS



## Colsterdale

Carlton Colville, Lowestoft

Set within an ever popular development and backing directly onto OPEN GREEN SPACE, this IMPRESSIVE DETACHED HOME offers over 1730 SQ. FT. OF VERSATILE ACCOMMODATION (stms), blending MODERN UPGRADES with a highly functional layout. Step through the newly updated front door into a welcoming entrance hall that flows seamlessly into THREE SPACIOUS RECEPTION ROOMS, including a FULLY MODERNISED 19' KITCHEN ideal for family gatherings and entertaining with handy UTILITY ROOM. The property benefits from RECENTLY INSTALLED WINDOWS AND DOORS, a FULL CENTRAL HEATING SYSTEM, and SOLAR PANELS (all within the last five years), ensuring year-round comfort and energy efficiency. Upstairs, FOUR GENEROUS DOUBLE BEDROOMS offer flexible living arrangements, each sharing use of a CONTEMPORARY THREE PIECE FAMILY BATHROOM, an EN-SUITE SHOWER ROOM, and a GROUND FLOOR WC for added convenience. The generous driveway provides AMPLE OFF ROAD PARKING for multiple vehicles, leading to the DOUBLE GARAGE, which is easily accessible and offers further storage or workshop potential or conversion to expand upon the already large ground floor living accommodation (stp).



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Home On A Generous Plot Backing Onto Open Green Space
- Over 1730 Sq. Ft Of Accommodation (stms) Including An Integral Double Garage Ideal For Conversion (stp)
- Newly Updated Windows & Doors, Full Central Heating System & Solar Panels All Within 5 Years
- Three Reception Rooms Including a Fully Modernised 19' Kitchen
- Four Double Bedrooms Each Sharing Use Of A Three Piece Bathroom En-Suite Shower Room & Ground Floor WC
- Larger Than Average Garden In An Attractive Yet Low Maintenance Condition
- External Garden Lodge/Cabin, Ideal As An External Work Space, Entertainment Area Or Garden Room
- Driveway Giving Ample Off Road Parking & Double Garage

Carlton Colville is a popular village located next to the town of Lowestoft, a seaside town situated to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.



## SETTING THE SCENE

The property is set back from the street where a renewed and open driveway leaves parking for multiple vehicles to accommodate all of the family with both a tarmac and brick weave spaces.

## THE GRAND TOUR

Once inside, the central hallway is the first space to greet you with a porch style entrance at the very front creating the space to slip off coats and shoes before heading into the remainder of the home. This initial lobby much like the rest of the hallway has been tastefully redecorated by the current owners with decorative wall panelling and is laid with all hard wearing wooden flooring. To the right hand side as you enter a two piece WC is immaculately presented with a fully rejuvenated suite comprising a wall mounted heated towel rail, vanity storage and frosted glass window to the outside. Heading down the hallway and hidden underneath the stairs is a cleverly thought out seating and storage space with access door coming directly opposite into the sitting room. The sitting room itself measures an impressive 19' in length with a oriole style window to the very front of the property which has been updated much like all of the external windows and doors by the current owners. Sat just behind this is a separate dining room backing onto the rear garden through a set of French doors creating versatility in space and a free flowing design.

Towards the end of the hallway and access from the dining room also is a handy study room with a continuation of the same wooden effect flooring whilst the kitchen sits just to the side of this. Much like many spaces in the home, the kitchen has been fully rejuvenated by the current owners. Measuring 19' in length, the kitchen boasts a mixture of wall and base mounted cabinetry with integrated appliances to include a dishwasher with space for a American style fridge/freezer and range oven and hob with extraction above. The flooring opens to the rear of the kitchen for a formal dining room table or further storage in front of a second set of French doors. Just off to the rear of the kitchen is a handy utility room with the continuation of further wall and base mounted storage and plumbing for white goods and appliances plus access door to the side of the home and personal door into the garage.

The first floor landing gives access into each of the four bedrooms with the two larger coming to the left hand side of the landing. The rear double bedroom benefits from wall to wall fitted storage and overlooks the green space towards the rear of the home whilst the largest of the bedrooms occupies a space at the front of the home with large open flooring leaving more than enough room for a double bed with additional storage solutions. A well proportioned ensuite sits to the side complete with modern corner shower unit, vanity storage and heated towel rail with the whole suite made slightly larger recently. On the opposite side of the home two further double bedrooms are on offer whilst being smaller than the rooms on the adjacent side of the home.

Each can accommodate a double bed with further storage solutions whilst the smaller of the rooms currently functions as a craft room. Sat between the bedrooms is a three piece family bathroom suite which again much like the rest of the home has been fully modernized and to offer an attractive yet low maintenance feel with a rainfall shower head and glass screen mounted over the bath and wide range of vanity storage.

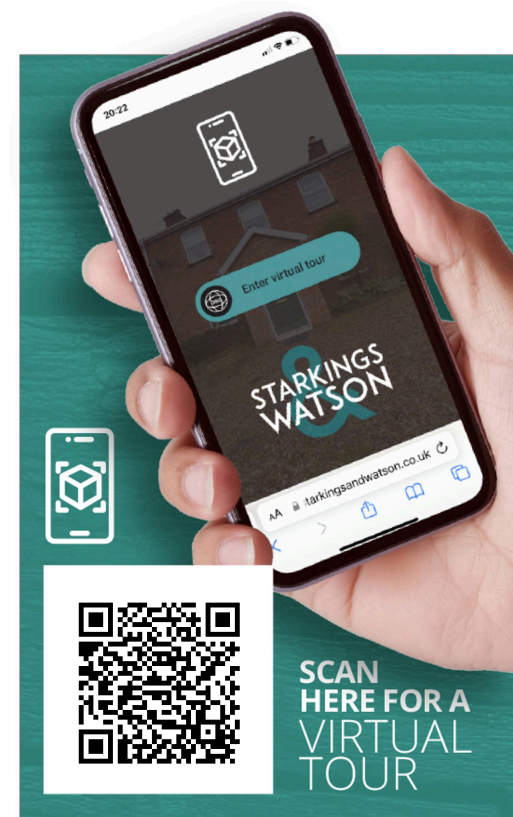
## FIND US

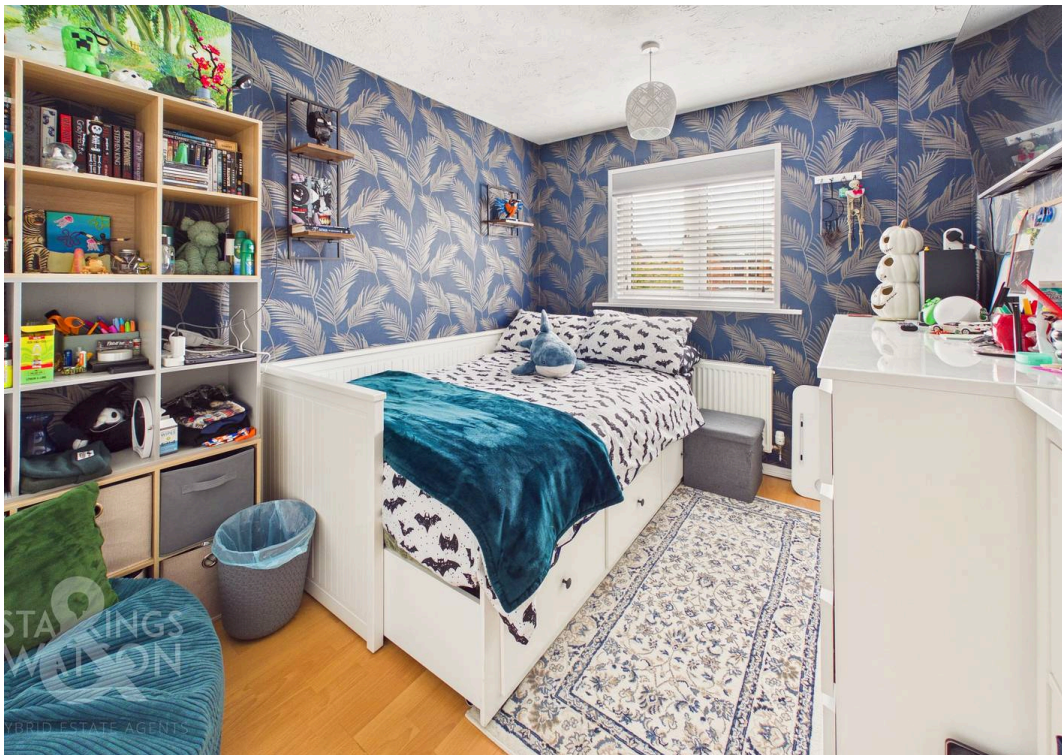
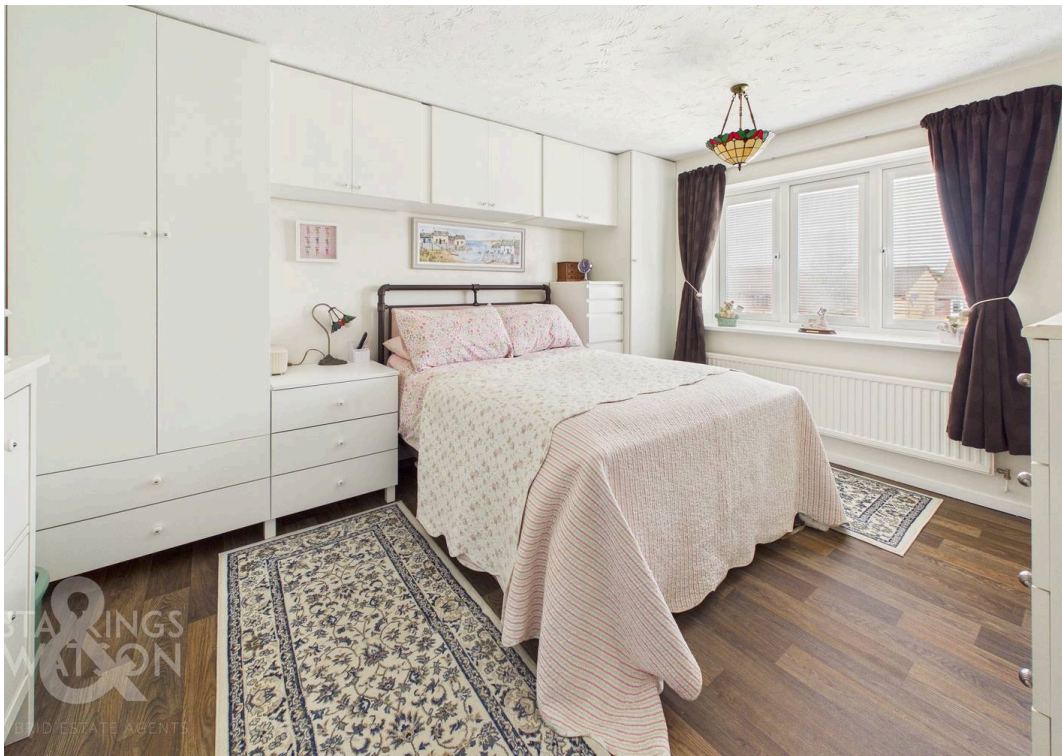
Postcode : NR33 8TN

What3Words : ///monument.scouting.divisible

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







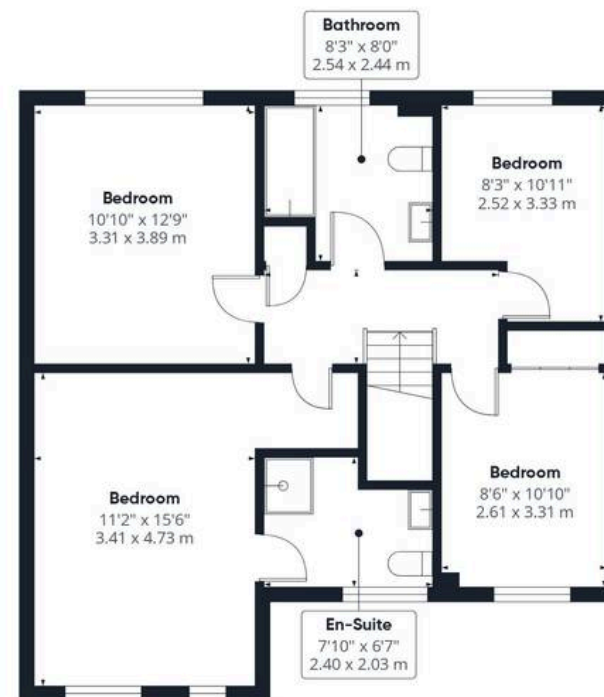
## THE GREAT OUTDOORS

The rear garden has had the same care and attention paid to it as the inside of the home with a large open patio seating area access from each the kitchen and dining rooms creating the ideal space to sit and enjoy the warmer months with friends and family. Low maintenance artificial lawn reaches out beyond this with colourful planting borders creating a vibrant outlook to the rear of the home. Alongside an additional composite storage space is a bespoke built log cabin which can serve a multitude of uses as an external entertainment area, home office/workspace or garden room.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1736 ft<sup>2</sup>

161.4 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

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