

**Aldreds**  
Estate Agents



25 Borrow Close

Carlton Colville, Lowestoft, NR33 8AP

Asking Price £200,000



## 25 Borrow Close

Carlton Colville, Lowestoft, NR33 8AP

Aldreds are delighted to present this outstanding three-bedroom family home, ideally situated in the highly sought-after village of Carlton Colville. Offering spacious and versatile accommodation throughout, this property is perfect for modern family living. The ground floor comprises an inviting entrance porch, a convenient cloakroom/W.C., and a welcoming entrance hall leading to a bright and open-plan kitchen/diner—ideal for both everyday living and entertaining. The generous lounge provides a cosy yet stylish retreat, complete with a charming cast iron log burner. Upstairs, a central galleried landing gives access to three well-proportioned bedrooms and a family bathroom. Further benefits include uPVC double glazing and oil-fired central heating, ensuring comfort all year round. Outside, the property boasts a good-sized, enclosed rear garden laid mainly to lawn—perfect for families and outdoor enjoyment. There is also an allocated parking area providing off-road parking for residents. Located within easy walking distance of local amenities, this superb home is set in a desirable village location where properties rarely come to market. Early viewing is highly recommended to fully appreciate all that this home has to offer.

### Entrance Porch

Laminate flooring, Upvc entrance door, radiator.

### Cloakroom

Laminate flooring, cloakroom suite comprising of a vanity sink unit, low level W.C, Upvc window, tiled splash backs.

### Entrance Hall

Laminate flooring, 2 x full length storage cupboards, radiator, stairs off to the first floor.

### Lounge

15'10" x 11'8" (4.85 x 3.58)

Laminate flooring, flat plastered and coved ceiling, Upvc window, power points, T.V point, radiator, fireplace with cast iron log burner, double doors leading in to the kitchen/diner.

### Kitchen/Diner

19'6" x 8'7" (5.95 x 2.64)

Tiled effect flooring, range of modern fitted kitchen units, extended work surfaces, recess for white goods including plumbing for a washing machine, central heating boiler, power points, double stainless steel sink with single drainer, ample space for family size dining table and chairs, radiator, double aspect Upvc windows including Upvc sliding patio doors leading out to the rear garden.

### First Floor

Central galleried landing, fitted carpet, power points.





### Bedroom 1

12'2" x 11'11" (3.73 x 3.65)

Fitted carpet, Upvc window, radiator, power points, full length storage/airing cupboard, loft access leading to insulated loft space.

### Bedroom 2

11'8" x 11'7" (3.57 x 3.54)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, T.V point, full length fitted wardrobe.

### Bedroom 3

8'9" x 7'2" (2.69 x 2.2)

Fitted carpet, radiator, Upvc window, power points, full length fitted wardrobe.

### Family Bathroom

White bathroom suite comprising of a shower set over a panel bath enclosed by curved glass screen, low level W.C, pedestal sink, Upvc window, full length heated towel rail.



### Outside To The Front

There is an open plan lawned garden with a footpath leading to the front door.



### Outside To The Rear

There is a good sized family garden offering ample space for bistro style dining. It is laid to lawn with a patio seating area, brick built storage shed, pedestrian rear access leading out to a further allocated carpark providing off road parking. All enclosed by high fencing.



### Tenure And Services

Freehold

Council Tax Band - A

Mains Electric Drains And Water Oil Fired Central Heating



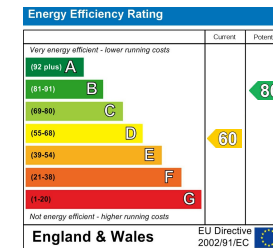
## Floor Plan



## 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

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