HARDIMANS



22 Colsterdale

Carlton Colville, Lowestoft, NR33 8TN

£280,000

HARDIMANS

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22 Colsterdale, Carlton Colville, Lowestoft, Suffolk, NR33 8TN

A delightful detached house in popular Carlton Colville, presenting an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout of the home promotes a warm and welcoming atmosphere, making it easy to envision creating lasting memories within its walls

In summary, this detached house in Colsterdale is a wonderful opportunity for anyone seeking a spacious and inviting home in a desirable area. With its generous living spaces and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

ENTRANCE HALLWAY

uPVC door to front entrance, upvc window to side aspect, stairs, radiator and coved ceiling.

CLOAKROOM

upvc window, low level wc, hand basin with hot and cold water,

LIVING ROOM

upvc window to front aspect, radiator and coved ceiling.

























KITCHEN

upvc window to rear aspect, upvc door to rear access, worktop space, cupboards and drawers under, cupboards above, sink with drainer, standings for appliances, breakfast bar, under stairs storage cupboard, radiator and coved ceiling.

SUN ROOM

uPVC and brick surround, uPVC double doors into rear garden, radiator.

STAIRS TO FIRST FLOOR AND LANDING

uPVC window to side aspect, coved ceiling.

PRIMARY BEDROOM

uPVC window to front aspect, radiator and coved ceiling.

BEDROOM 2

upvc window to rear aspect, loft hatch, radiator and coved ceiling,

BEDROOM 3

upvc window to front aspect, built in airing cupboard above stairs, radiator and coved ceiling.

SHOWER ROOM

uPVC frosted window to rear aspect, low level WC, hand wash basin with cupboards under, walk in shower cubicle with electric shower, chrome effect towel radiator, coved ceiling.

OUTSIDE
To the front, lawn, path to front door, chain link fencing surround.

To the rear, fully enclosed lawn rear garden, patio area, path to kitchen door, rear access gate to driveway and garage and long driveway.

GARAGE
with roller door.

TENURE
Freehold

COUNCIL TAX BAND
C

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Could achieve speeds of 10000mbps
* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as







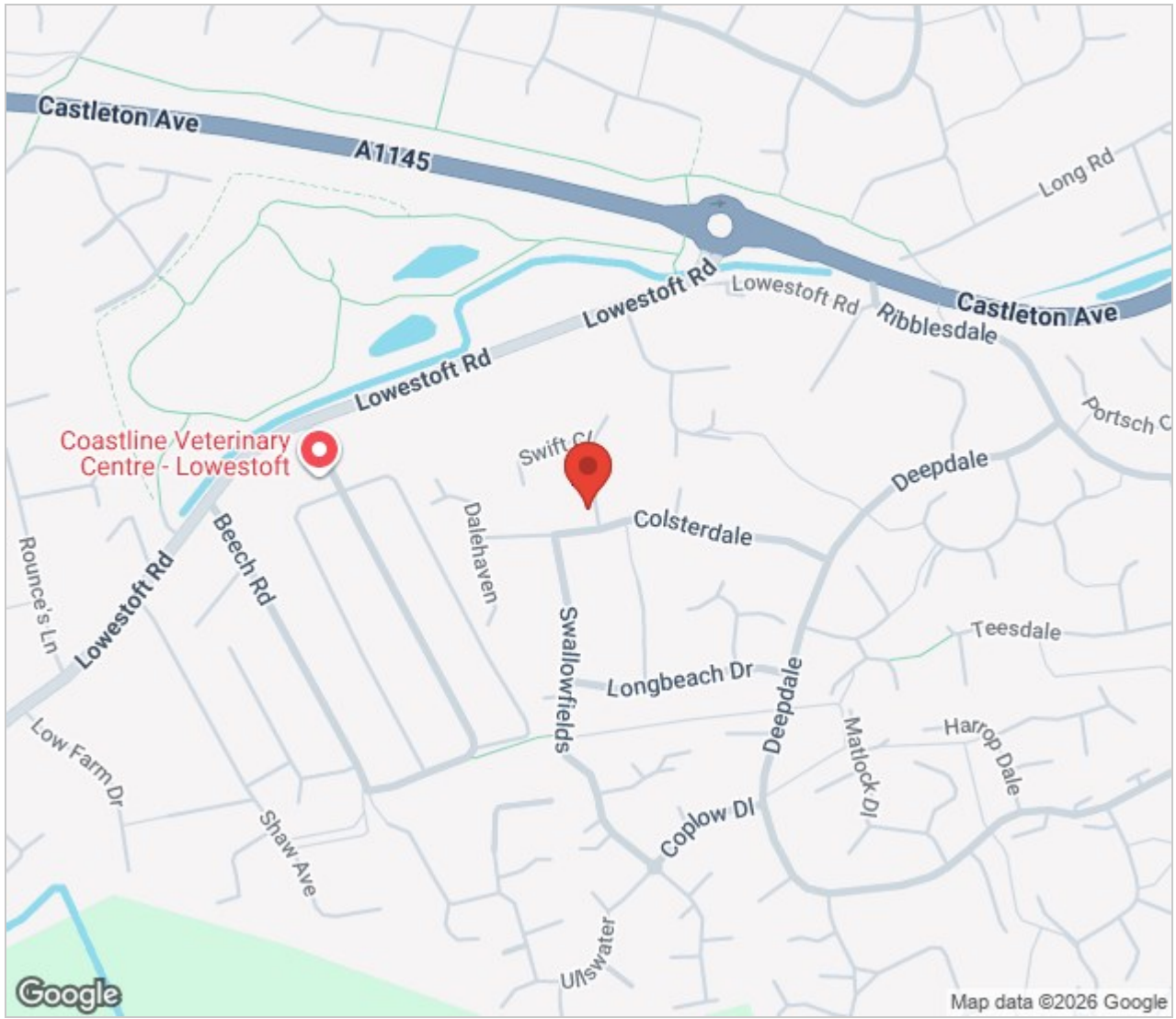


statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

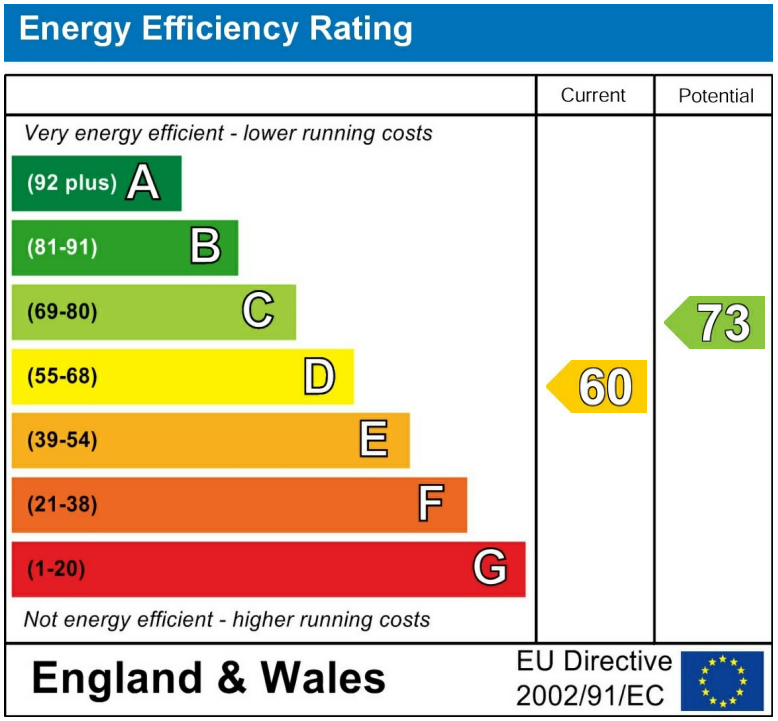
Floor Plan



Area Map


Castleton Ave
A1145
Long Rd
Lowestoft Rd
Lowestoft Rd
Lowestoft Rd
Ribblesdale
Castleton Ave
Portsch C
Coastline Veterinary Centre - Lowestoft
Swift Cl
Deepdale
Colsterdale
Dalehaven
Beech Rd
Lowestoft Rd
Rounce's Ln
Swallowfields
Teesdale
Longbeach Dr
Deepdale
Harrop Dale
Matlock Dl
Low Farm Dr
Shaw Ave
Coplow Dl
Ullswater
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Energy Efficiency Graph



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