Flick & Son
Coast and Country

Lowestoft,

Guide Price £325,000

- Converted 4 bedroom family home
- Off road parking
- Currently Tenanted with option of tenant in Situ
- Open plan living spaces
- Two bathrooms with ground floor WC
- Sought after Carlton Colville location
- Private rear gardens

23A New Market, Beccles, Suffolk, NR34 9HD
01502 442889
www.flickandson.co.uk

Monarch Way, Lowestoft

Carlton Colville is a village and civil parish in the county of Suffolk, located on the southern edge of Lowestoft in the East of England. It lies close to the boundary with Norfolk and is well connected via the A146 road, providing direct routes to Norwich and the surrounding Broads area. Positioned near Oulton Broad, part of The Broads National Park, Carlton Colville combines a semi-rural setting with convenient access to coastal and countryside landscapes, making it a popular residential area within the wider Lowestoft region.

4 2 1 C

Council Tax Band: C

Description

Welcome to 53 Monarch Way, a beautifully converted four bedroom family home, perfectly positioned within a quiet private nook on the highly sought after development in Carlton Colville. Offering generous living accommodation, modern interiors and a wonderfully versatile layout, this impressive property is ideal for growing families and those who love to entertain.

Stepping into the welcoming entrance hallway, you are immediately greeted by a light and airy open-plan flow throughout the ground floor. The hallway provides access to a convenient ground floor WC, the kitchen, dining area and staircase rising to the first floor landing.

The stylish kitchen is fitted with an attractive range of shaker-style cabinetry, complemented by integrated appliances including an oven, gas hob and extractor fan, alongside dedicated space for a fridge freezer. The kitchen seamlessly opens into the spacious dining room, creating the perfect social hub for family meals and entertaining guests. UPVC French doors lead directly out to the rear garden, allowing natural light to flood the space while creating an effortless connection between indoor and outdoor living. Flowing through from the dining area, the generously proportioned lounge offers a superb setting to relax and unwind. Featuring front-facing windows and additional French doors opening onto the garden, this inviting reception room enjoys an abundance of natural light throughout the day.

Upstairs, the first-floor landing provides access to four well-sized bedrooms, offering flexible accommodation for families, guests or home working. The impressive principal bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom fitted with a modern white suite comprising a panelled bath, pedestal wash basin and WC.

Externally, the property continues to impress. To the front, a brick weave driveway provides ample off-road parking, while to the rear you will find a fully enclosed garden, mainly laid to lawn and ideal for children, pets and outdoor entertaining. Additional features include a timber storage shed and a charming summer house, creating the perfect space for hobbies, relaxation or additional storage.

Combining spacious accommodation, modern styling and a peaceful setting, 53 Monarch Way presents a fantastic opportunity to acquire a superb family home in one of Carlton Colville's most desirable locations.

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any

Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Viewing Arrangements

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889 Ref

Tenure

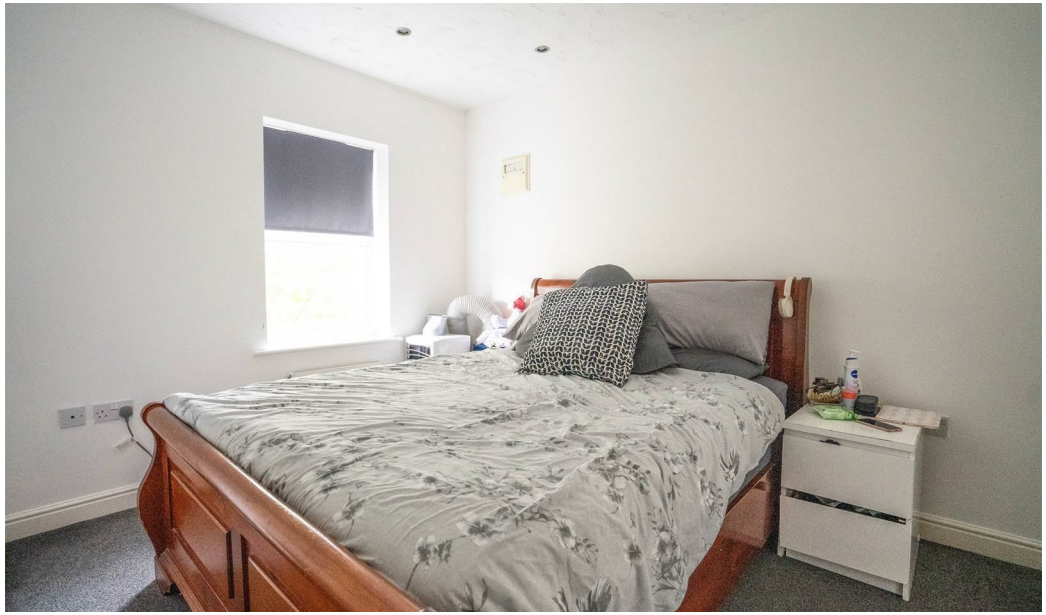
Freehold

Outgoings

Council Tax Band C

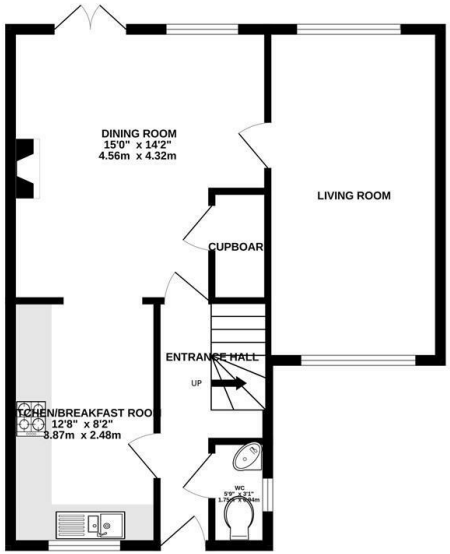
Services

Mains gas, water, drainage and electricity

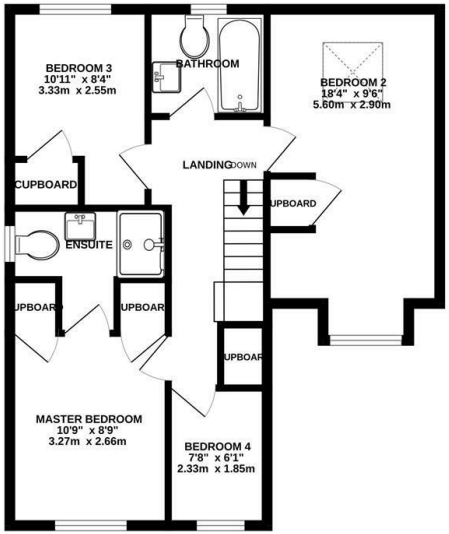


OLD TRAFFORD
M16

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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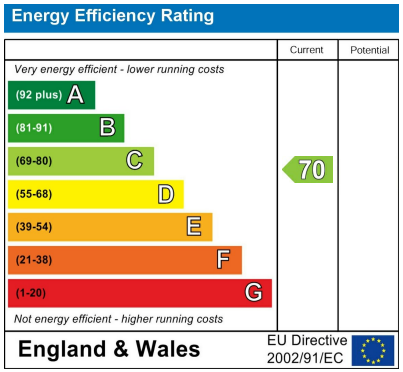

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com