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**£225,000**



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## 65 Carlton Road Lowestoft, NR33 0RX

- BEAUTIFUL BAY FRONTED TERRACE
- MANY ORIGINAL FEATURES
- THREE BEDROOMS OFF LANDING
- LUXURY BATHROOM
- LOVELY GARDEN TO REAR
- 'OPEN-PLAN' LIVING ROOM DINER
- CONTEMPORARY KITCHEN
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- OVER 1,040 SQ FT OF LIVING

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### Hall

From the Storm Porch you enter through the part-glazed front door into the Hallway of your beautiful new home. Lots of original features here, ornate cornice, sanded wood flooring and your staircase with central carpet runner leads you up to all first-floor rooms. There's a radiator and doors lead off to your Kitchen and ...

#### Dining Room 33.32m x 3.20m (10' 11" x 10' 6")

This 'Open-Plan' space is a perfect for family mealtimes. There's a uPVC sealed unit double glazed window to rear aspect, a fitted carpet, radiator and an opening leads you in to your ..

#### Living Room 3.85m x 3.46m (12' 8" x 11' 4")

A beautiful room with a large bay to front house three uPVC sealed unit double glazed windows offering an abundance of natural daylight in. Bespoke shutters are also included. There's also a sumptuous, fitted carpet underfoot, radiator and fireplace housing a real open fire grate.

#### Kitchen 3.53m x 3.08m (11' 7" x 10' 1")

Located toward the rear of the property, your Kitchen features a range of base, larder and wall units fitted to three walls complete with 'shaker' style ivory-coloured doors and drawers and a square edge worktop and tiled splashback over. Integrated appliances include a ceramic hob with fan assisted oven under, and ample space is provided for your tall fridge freezer and automatic washing machine.

An porcelain sink and drainer is located under your uPVC sealed unit double glazed window, there's a radiator, vinyl floor covering and an opening leads you in to your ...

#### Rear Lobby

The link between your Kitchen and Bathroom features your boiler cupboard and your back door leads you outside.

#### Bathroom 3.08m x 1.90m (10' 1" x 6' 3")

Wallow in luxury with this stunning contemporary Bathroom. There's a panel bath with shower, aquaboard and glass screen over, vanity wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window attracts plenty of daylight, there's a vertical radiator and vinyl floor covering.

### FIRST FLOOR

#### Landing

At the top of the stairs, this great Landing allows access to all Bedrooms and WC, your loft is also accessed from here.

#### Bedroom One 4.90m x 3.40m (16' 1" x 11' 2")

Located at the front of the property, your Master runs the whole width of the house. There is wood panelling to one wall, a radiator, fitted carpet underfoot and two uPVC sealed unit double glazed windows to front aspect.

#### Bedroom 2 3.40m x 3.20m (11' 2" x 10' 6")

Another good size double room with a uPVC sealed unit double glazed window, radiator and fitted carpet.

#### Bedroom 3 3.08m x 2.58m (10' 1" x 8' 6")

The smallest of the three is still a good size and features a uPVC sealed unit double glazed window to rear Garden views, a fitted carpet and radiator.

#### WC 1.40m x 1.00m (4' 7" x 3' 3")

What a great bonus room this is. A low level WC with built-in wash hand basin is featured here, plus an opaque uPVC sealed unit double glazed window and wood floor.

### OUTSIDE

#### Front Garden

As you are set back from Carlton Road, you will benefit from a large front Garden. There's a small wall with gate and a path leads you up to your front door.

#### Rear Garden

Your rear Garden has two areas to it. Nearest the rear of the house a patio is perfect for a barbecue or even a spot of alfresco dining, while up a few steps, this area is mainly laid to lawn area leads you to the end of the Garden where you'll find a gate for rear access. The whole Garden is very private, enclosed by fence to both sides and has borders packed with mature plants and shrubs..

#### Council Tax Band A

### SUMMARY

Whether you are a first-time buyer looking to get on the ladder, an investor looking for that next buy to let or if you are looking for a holiday home by the sea, this could be the one for you. To view, call us today.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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# A BEAUTIFUL LARGER STYLE BAY FRONTED TERRACE

We are delighted to offer for sale this lovely, terraced family home located on Carlton Road in Kirkley, a wonderful neighbourhood in South Lowestoft. Your accommodation comprises of a 24ft 'Open-Plan' Living Room Diner with open fire, a modern fitted Kitchen, Rear Lobby and Luxury Bathroom on the ground floor while upstairs a huge Master Bedroom which runs the whole width of the house, plus two further doubles and WC, all off Landing. Outside there's a beautiful garden with a lawned area and patio, perfect for outdoor living. All of this with the creature comforts of gas central heating and double glazing.

**OVER 1,040 SQ FT OF LIVING**

## LOCATION AND AMENITIES

The cottage stands proud on Carlton Road and located Just off the A12 making the town easily accessible and the commute to Ipswich/London on your doorstep. A range of schools for all ages are available locally, public transport is convenient and the area boasts a thriving community complete with places of worship, shops, restaurants, public houses and of course Lowestoft's award winning beach and stunning Suffolk countryside.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



65 CARLTON ROAD, LOWESTOFT

TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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