



**Aldreds**  
Estate Agents

3 Seavert Close

Carlton Colville, Lowestoft, NR33 8TX

Offers In Excess Of £375,000



## 3 Seavert Close

Carlton Colville, Lowestoft, NR33 8TX

Aldreds are delighted to offer this executive 4 bedroomed detached house situated in one of the most desirable postcodes within the Dales development in Carlton Colville. This individually designed and built property situated in Seavert Close is presented to an immaculate standard throughout with quality fixtures and fittings including the addition of a substantially built and fully insulated timber cabin in the rear garden which could be used for a variety of uses including home office, bar, games room or extra living accommodation. The property offers spacious and versatile family accommodation including a wide entrance hall, ground floor W.C, spacious lounge with double doors leading to an impressive modern open plan kitchen/diner and to the first floor there is central galleried landing, 4 spacious bedrooms, master with en suite shower room and a large family bathroom. To the outside front there is a double width driveway leading to an integral garage and to the rear there is a very well presented lawned garden where the luxury log cabin is located. Properties presented to this high standard in this very desirable location rarely become for sale and an early viewing is strongly recommended. \* NO CHAIN \*

### Wide Entrance Hall

LVT flooring, composite sealed unit double glazed entrance door, galleried staircase off to the first floor, radiator, under stair seating, under stair storage.

### Cloakroom

LVT flooring, cloakroom suite comprising of a low level W.C, wall mounted sink with tiled splash backs, heated towel rail, Upvc window.

### Lounge

11'5" x 16'6" (3.5 x 5.05)

Fitted carpet, flat plastered & coved ceiling, Upvc walk in bay window, power points, T.V point, radiator, double doors leading to the open plan kitchen/diner.

### Open Plan Kitchen/Diner

25'11" x 9'4" (7.9 x 2.87)

Kitchen Area- LVT flooring, full range of modern quality fitted kitchen units with extended timber work surfaces, tiled splash backs, multi fuel range cooker included in the asking price with stainless steel splash back, double width extraction cooker hood, recess for white goods including plumbing for washing machine, recess for full length fridge/freezer, built in dishwasher, under unit lighting, stainless steel sink with single drainer, power points, double aspect Upvc windows, flat plastered and coved ceiling with spotlighting, wine cooler.

Dining Area - LVT flooring, ample space for family size dining table and chairs, flat plastered and coved ceiling, feature full length radiator, double patio doors leading to the rear garden.

### First Floor

Central galleried landing, fitted carpet, flat plastered ceiling, access leading to the insulated loft space, power points.

### Bedroom 1

11'8" x 10'9" (3.57 x 3.29)

Fitted carpet, flat plastered ceiling, Upvc window, power points, T.V point, radiator.





#### En Suite Shower Room

Ceramic tiled flooring, shower suite comprising of a over sized corner shower cubicle with aqua board splash backs, low level W.C, pedestal sink with tiled splash backs, full length heated towel rail, Upvc window, flat plastered ceiling.

#### Bedroom 2

11'3" x 14'0" (3.43 x 4.29)

Fitted carpet, flat plastered ceiling, power points, radiator, walk in Upvc bay window.

#### Bedroom 3

14'2" x 8'5" (4.32 x 2.57)

Fitted carpet, flat plastered ceiling, Upvc window, power points, radiator.

#### Bedroom 4

9'4" x 8'3" (2.86 x 2.53)

Fitted carpet, radiator, power points, Upvc window.

#### Family Bathroom

Ceramic tiled flooring, modern white bathroom suite comprising of a panel bath, low level W.C, pedestal sink, half tiled walls, inset spot lighting, Upvc window, radiator, full length airing cupboard.

#### Outside To The Front

There is a beautifully presented front garden which is laid to lawn, enclosed by low level walls and high shrubs, shingle and slate borders, tarmac driveway providing ample off road parking which leads to an integral garage with up and over door, power points and lighting.

#### Outside To The Rear

There is a beautifully presented and very private west facing lawned garden with recently installed patio seating area, substantially built timber lodge which could be used as an external bar/games room or extra living accommodation as it is fully insulated with power points and lighting. The garden is fully enclosed by high fencing.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage.

#### Council Tax

Band D

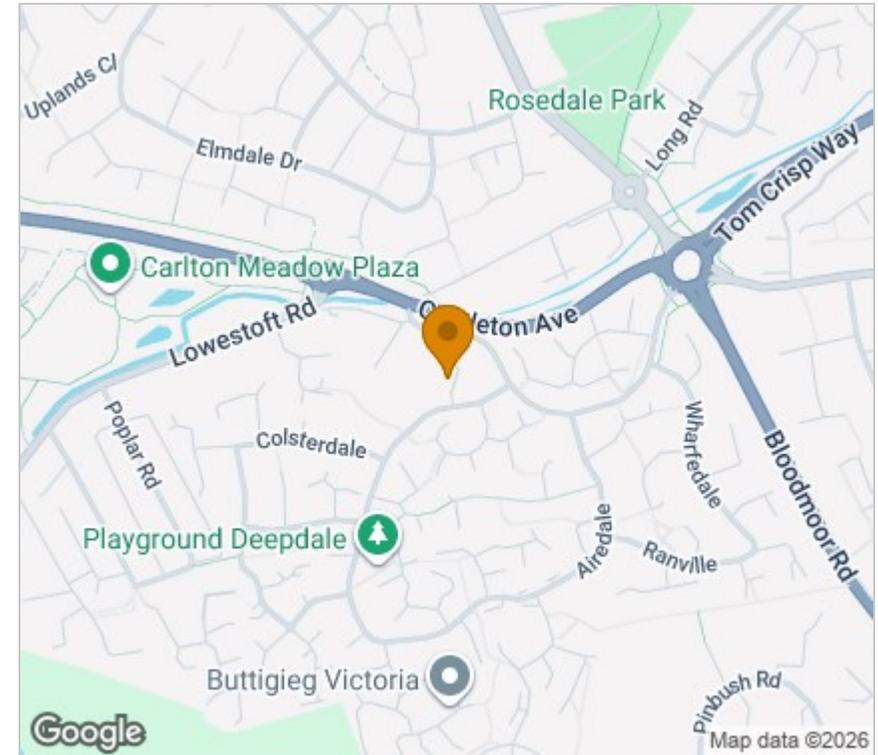
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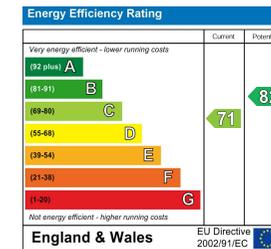
## Floor Plan



## 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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143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA