

**Aldreds**  
Estate Agents



69 Cowslip Crescent

Carlton Colville, Lowestoft, NR33 8NY

Asking Price £180,000



3



1



1



C

## 69 Cowslip Crescent

Carlton Colville, Lowestoft, NR33 8NY

Aldreds are delighted to offer this modern three-bedroom property, situated in the highly desirable Carlton Colville location. The spacious and well-proportioned accommodation comprises a wide entrance porch leading into an open-plan lounge/diner, creating a light and versatile living space. The ground floor also benefits from a fitted kitchen. To the first floor, a central landing provides access to three generous bedrooms and a family bathroom. Externally, the property offers a driveway providing off-road parking, an integral garage, and to the rear a lawned garden enjoying a private aspect. Further benefits include gas-fired central heating and convenient access to local amenities, all within walking distance. It should be noted that the property would benefit from some modernisation; however, it is attractively priced to reflect this, presenting an excellent opportunity for purchasers seeking to add value. Early viewing is strongly recommended.

### Wide Entrance Porch

Timber flooring, Upvc entrance door, radiator.

### Lounge/Diner

20'1" x 10'9" (6.14 x 3.3)

Solid timber flooring, Upvc window, radiator, power points, T.V point, timber fireplace with tiled inset.

### Kitchen

9'1" x 9'8" (2.78 x 2.97)

Tiled effect vinyl flooring, range of fitted kitchen units, stainless steel sink with single drainer, extended work surfaces, tiled splash backs, power points, electric cooker point, recess for white goods including plumbing for washing machine, radiator, Upvc window, Upvc door leading to the rear garden.

### First Floor

Central landing with 3 separate bedrooms and a bathroom leading off, fitted carpet, loft access leading to insulated loft space, full length airing cupboard.





### Bedroom 1

10'7" x 13'6" (3.24 x 4.14)

Solid timber flooring, velux style window, radiator, power points, range of fitted wardrobes.

### Bedroom 2

9'6" x 9'5" (2.91 x 2.88)

Solid timber flooring, dormer style window, radiator, power points.

### Bedroom 3

10'1" x 8'0" (3.09 x 2.46)

Solid timber flooring, velux style window, radiator, power points.

### Family Bathroom

Solid timber flooring, bathroom suite comprising of low level W.C, pedestal sink, panel bath, tiled splash backs, velux style window, radiator.



### Outside To The Front

There is a 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 spacious lawned garden with brick weave patio seating area, timber and felt summer house, very private rear and side aspect, raised flower and shrub borders which is all enclosed by high timber fencing.

### Services And Tenure

Freehold

Council Tax Band - B

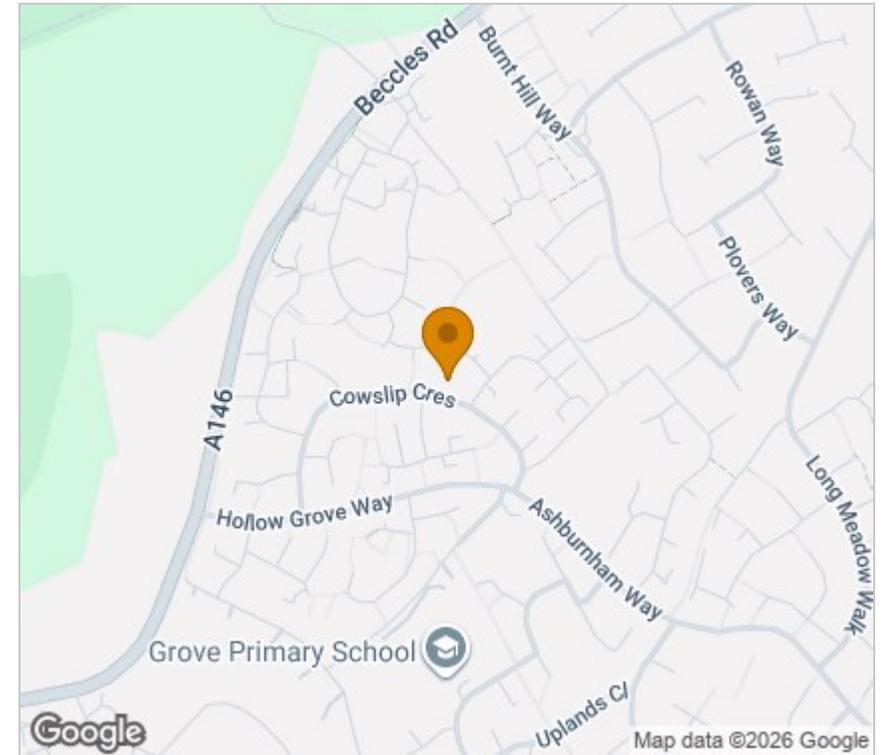
Mains Electric Gas Water And Drains

Ref: L2561/03/26

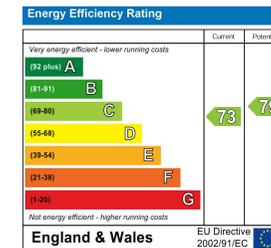
## Floor Plan



## 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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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