

Aldreds
Estate Agents



40 Holystone Way

Carlton Colville, Lowestoft, NR33 8FP

Asking Price £215,000



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Aldreds are delighted to offer this beautifully presented two bedroom semi detached home, situated in the highly desirable Carlton Colville area and occupying a pleasant position at the end of a quiet cul-de-sac. The property is presented to an excellent standard throughout, featuring tasteful neutral décor, gas central heating and uPVC double glazing. Externally, the property benefits from off-road parking for up to two vehicles, together with a fully enclosed rear garden enjoying a particularly private aspect. The spacious accommodation comprises an entrance hall, generous lounge and an impressive open-plan kitchen/dining room, complete with double doors opening directly onto the rear garden and a useful ground floor WC. To the first floor, a central landing leads to two double bedrooms, both benefiting from fitted wardrobes, along with a modern family bathroom. An early internal viewing is highly recommended to fully appreciate the excellent standard of accommodation, desirable location and many features this attractive home has to offer.

Entrance Hall

Ceramic tiled flooring, sealed unit double glazed entrance door, radiator, coved ceiling, stairs leading to first floor.

Cloakroom

Tile effect vinyl flooring, modern cloakroom suite comprising a pedestal sink, low level WC, radiator, uPVC window.

Lounge

13'8" x 13'3" (4.18 x 4.06)

Timber effect vinyl flooring, TV point, power points, radiator, double aspect uPVC windows, coved ceiling.

Kitchen/Breakfast Room

8'0" x 13'4" (2.44 x 4.07)

Ceramic tiled flooring, a full range of modern fitted kitchen units with extended work surfaces, recess for white goods including plumbing for a washing machine and dishwasher, stainless steel sink with single drainer, tiled splashbacks, built-in electric oven with four burner gas hob, enclosed extraction cooker hood, power points, double aspect uPVC windows, uPVC double doors leading to rear garden, wall mounted energy efficient gas boiler, ample space for dining table and chairs.





Central Galleried Landing

Fitted carpet, coved ceiling, loft access leading to insulated loft space, full length storage/airing cupboard.

Bedroom 1

13'3" x 8'7" (4.05 x 2.62)

Fitted carpet, coved ceiling, two double fitted wardrobes, power points, TV point, radiator, uPVC window.

Bedroom 2

8'11" x 11'5" (2.72 x 3.48)

Fitted carpet, coved ceiling, power points, TV point, uPVC window, two double fitted wardrobes.

Family Bathroom

Tile effect vinyl flooring, white bathroom suite comprising a shower set over a panel bath, part tiled walls, low level WC, pedestal sink, radiator, uPVC window.

Outside

To the front of the property there is a driveway providing off road parking, open plan front garden. Outside to the rear there is a fully enclosed garden providing ample space for bistro style dining, raised decked seating area, all enclosed by high fencing.

Tenure And Information

Freehold

Council Tax Band - B

Mains Electric Gas Drains And Water

Timber workshop In Garden Is Not Included



Floor Plan



Viewing

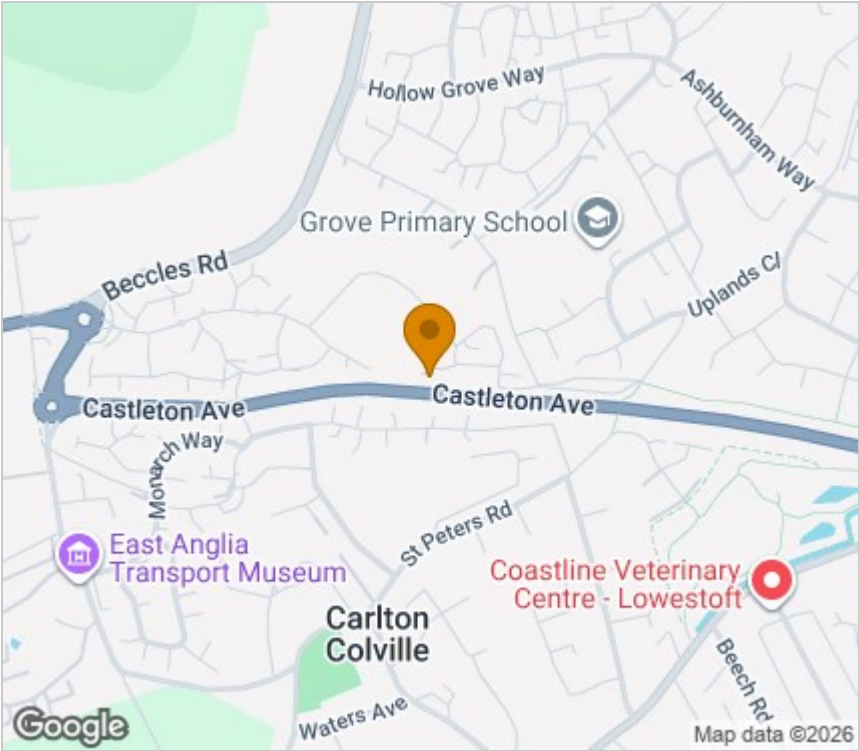
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

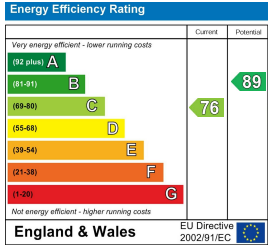
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Area Map



Energy Efficiency Graph



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