

**Aldreds**  
Estate Agents



## 8 The Brindles

Carlton Colville, Lowestoft, NR33 8NA

Offers Over £280,000



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Aldreds are delighted to offer this beautifully presented and extended four bedroom semi detached home, situated in the highly sought after area of Carlton Colville. Ideally located within walking distance of local schools, shops, public transport links and the picturesque Carlton Marshes, this spacious and versatile property offers excellent accommodation for family living. The ground floor comprises an entrance porch, entrance hall, cloakroom, a generous open plan lounge/dining area and a modern fitted kitchen/breakfast room. Upstairs, there are four bedrooms and a family bathroom. Externally, the property benefits from a driveway providing ample off road parking, along with an integral garage offering excellent storage potential or scope for conversion, subject to the necessary planning permissions. To the rear, there is a generous and private lawned garden, ideal for outdoor entertaining and family enjoyment. Benefits also include gas central heating via a modern energy efficient boiler (approximately only a year old) and uPVC double glazing. Properties of this quality in such a desirable location rarely come to market, and early viewing is highly recommended.

### Entrance Porch

Tiled flooring, uPVC entrance door, uPVC window.

### Entrance Hall

Fitted carpet, stairs leading to first floor, power points, radiator.

### Cloakroom

Tiled flooring, low level WC, hand basin, uPVC window.

### Lounge

12'10" x 11'5" (3.93m x 3.48m)

Fitted carpet, uPVC window, power points, radiator, archway to:-

### Dining Room

9'10" x 8'10" (3.01m x 2.71m)

Timber effect laminate flooring, radiator, power points, uPVC sliding patio doors leading out to the rear garden.

### Kitchen/Breakfast Room

17'9" x 9'10" (5.43 x 3.01)

Tiled flooring, a range of modern high gloss kitchen units, recess for fridge freezer, recess and plumbing for dishwasher, washing machine and tumble dryer, built in electric oven, ceramic hob, stainless steel sink, modern gas boiler (approx only 1 year old), breakfast bar, radiator, power points, two uPVC windows, uPVC door leading out to rear garden, access door to garage.





### Landing

Fitted carpet, loft access, airing cupboard.

### Bedroom 1

12'11" x 11'5" (3.95m x 3.49m)

Fitted carpet, uPVC window, power points, radiator.

### Bedroom 2

10'3" x 9'11" (3.13m x 3.04m)

Fitted carpet, uPVC window, radiator, power points.

### Bedroom 3

10'11" x 8'2" (3.33 x 2.5)

Fitted carpet, uPVC window, power points, radiator.

### Bedroom 4

7'5" x 6'11" (2.28m x 2.11m)

Fitted carpet, uPVC window, power points, radiator.

### Family Bathroom

8'4" x 5'6" (2.55m x 1.68m)

Vinyl flooring, a modern bathroom suite comprising of a panel bath with shower over, low level WC, vanity sink unit, heated towel rail, uPVC window.



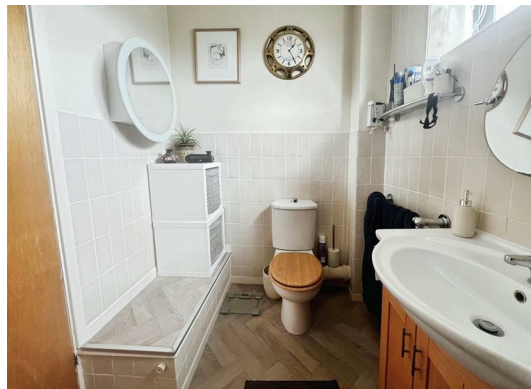
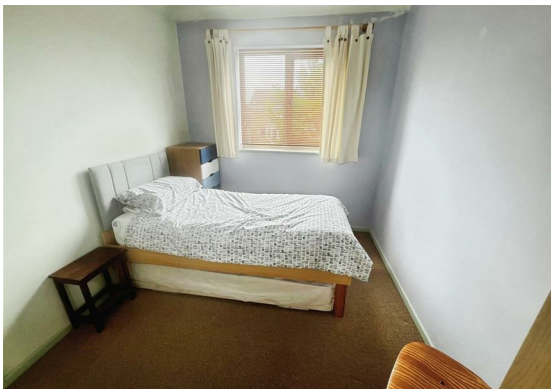
### Integral Garage

17'1" x 8'9" (5.23 x 2.69)

Electric roller door (powered by remote control), uPVC window, power points, lighting.

### Outside

To the front of the property there is a driveway providing ample off road parking which leads to an integral garage with an electric roller door, power points & lighting. Outside to the rear, there is a generous private lawned garden.



### Tenure

Freehold

### Services

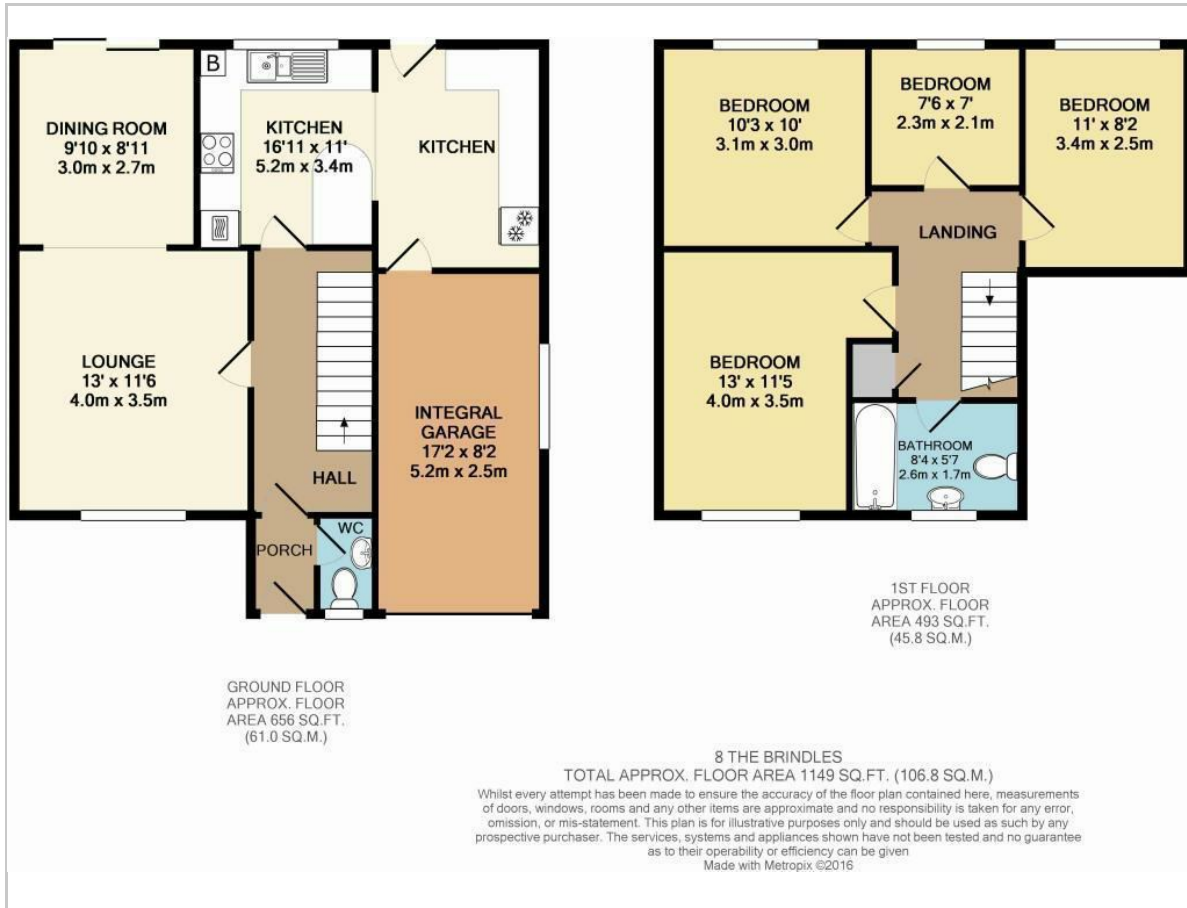
Mains water, electricity, gas, drainage.

### Council Tax

Band 'B'

Ref: L2624/05/26

## Floor Plan



## Viewing

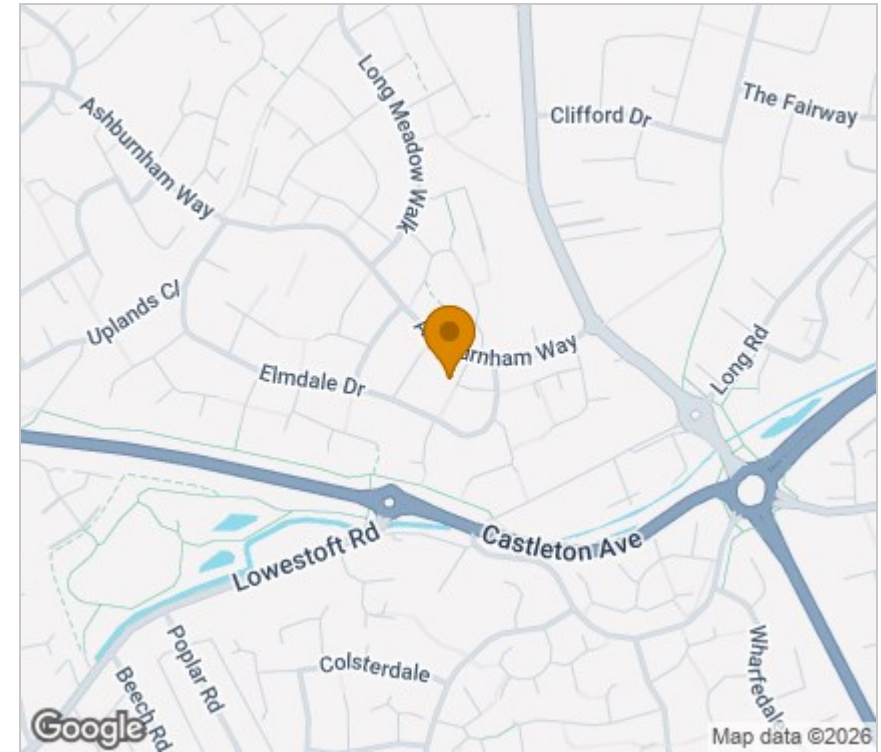
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

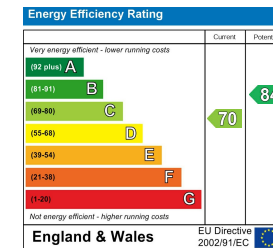
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## Area Map



## Energy Efficiency Graph



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