



9 Longbeach Drive  
Carlton Colville, Lowestoft, NR33 8TS  
Asking Price £230,000



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Aldreds are delighted to offer this modern 3 bedrooomed semi detached house situated in this very desirable Carlton Colville location. The spacious family accommodation includes a wide entrance porch, spacious lounge, dining room with a wide opening leading to an open plan kitchen, fully heated conservatory. To the first floor there are 3 bedrooms and a family shower room. Outside to the front there is a spacious driveway leading to an integral garage and to the rear there is a very private and fully enclosed garden. Within walking distance of local shops, bus routes and Pakefield beach. Properties in Longbeach Drive rarely become for sale and an early viewing is strongly recommended.

## Wide Entrance Porch

Timber effect flooring, Upvc entrance door, Upvc window, coved ceiling.

## Lounge

**15'5" x 13'4" (4.72 x 4.08)**

Fitted carpet, coved ceiling, under stair storage cupboard, power points, T.V point, galleried staircase leading off to the first floor, timber fireplace with quality fitted living flame gas fire.

## Dining Room

**10'2" x 8'0" (3.11 x 2.46)**

Timber effect flooring, coved ceiling, double doors leading in to the conservatory, wide opening leading to the open plan kitchen.

## Kitchen

**7'7" x 10'0" (2.33 x 3.05)**

Timber effect flooring, range of fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, built in double electric oven with matching four burner gas hob, extraction cooker hood, power points, tiled splash backs, Upvc window, integrated appliances including fridge, freezer and washing machine, wide opening to the open plan dining room.

## Conservatory

**12'10" x 13'6" (3.92 x 4.14)**

Timber effect flooring, pitched self cleaning glass roof, large aspect Upvc windows, power points, T.V point, fully heated with a radiator and double doors leading out to the rear garden.





## Outside

### Outside To the Front

There is a spacious driveway providing ample off road parking that leads to an integral garage with up and over door, power points and lighting.

### Outside To The Rear

There is a low maintenance garden which is laid to brick weave with timber pergola, range of flower and shrub borders, very private rear and side aspect, access door leading in to the garage.

### First Floor

central galleried landing, fitted carpet, loft access leading to insulated loft space, power points, Upvc window.

### Bedroom 1

9'6" x 12'1" (2.9 x 3.7)

Fitted carpet, range of fitted wardrobes, power points, T.V point, radiator, Upvc window.

### Bedroom 2

9'6" x 12'5" (2.91 x 3.81)

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

### Bedroom 3

9'1" x 6'11" (2.77 x 2.13)

Fitted carpet, Upvc window, radiator, power points, full length airing cupboard.

### Family Shower Room

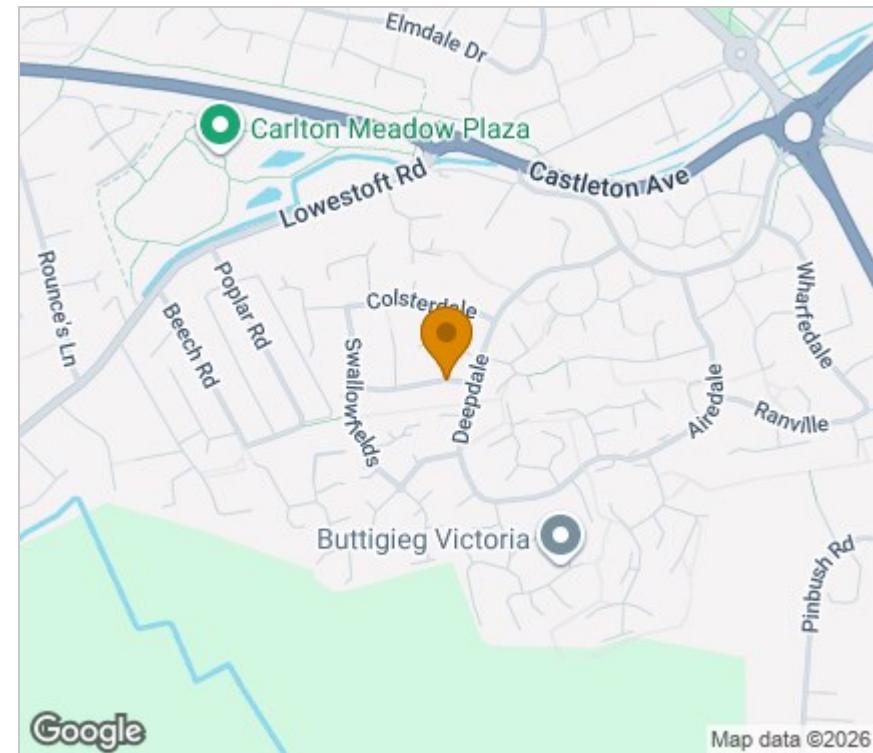
Ceramic tiled flooring, shower suite comprising of a large full width double shower cubicle, low level W.C with enclosed cistern, vanity sink unit, fully tiled walls, extractor fan, Upvc window, heated towel rail.



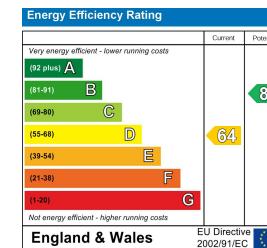
## Floor Plan



## 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.

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