

Aldreds
Estate Agents



12 Lowestoft Road

Carlton Colville, Lowestoft, NR33 8JD

Price Guide £250,000-£260,000



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Situated in the highly sought after area of Carlton Colville, Aldreds are delighted to offer this exceptional two bedroom semi detached bungalow, ideally positioned within easy walking distance of local amenities, shops, and schools. The beautiful Carlton Marshes Nature Reserve is also close by, offering excellent opportunities for walking and wildlife enjoyment. Beautifully presented throughout, the property features a modern fitted kitchen and bathroom, a separate utility room, and a spacious open plan L-shaped lounge/diner. There are two generous double bedrooms, along with a substantial and versatile loft room perfect for use as a third bedroom, home office, or games room. Externally, the property benefits from a large driveway providing ample off road parking and a beautifully maintained rear garden. Properties of this quality and individuality rarely become available and early viewing is highly recommended.

Entrance Hall

Laminate flooring, flat plastered ceiling, radiator, power points, stairs leading to attic room/office area.

'L' Shaped Lounge/Diner

26'2" x 15'0" (max) (8 x 4.58 (max))

Laminate flooring, flat plastered ceiling, radiator, uPVC window, uPVC patio doors leading out to the rear garden, tv point, power points.

Kitchen

8'11" x 8'3" (2.73 x 2.52)

Laminate flooring, high gloss kitchen units with timber effect work surfaces, cooker point, stainless steel extractor fan, ceramic Butler style sink, tiled splashbacks, uPVC window, power points, recess for dishwasher and fridge freezer.

Utility Room

8'6" x 4'11" (2.60 x 1.52)

Laminate flooring, white high gloss kitchen units with timber effect work surfaces, plumbing for washing machine and tumble dryer, uPVC window, power points.





Bedroom 1
10'7" x 10'11" (3.23 x 3.35)

Fitted carpet, radiator, uPVC window, power points.

Bedroom 2
9'5" x 10'11" (2.89 x 3.34)

Fitted carpet, radiator, uPVC window, power points.

Family Bathroom
10'11" x 11'6" (3.35 x 3.51)

Tile effect vinyl flooring, white bathroom suite comprising of a panel bath, low level WC, hand basin, walk-in tiled shower cubicle, uPVC window, full length storage cupboard housing the combination gas boiler, extractor fan, radiator.

Office Area

Restricted height Fitted carpet, power points, radiator, Velux window.

Outside

Outside to the front there is a large driveway providing ample off road parking for multiple vehicles, enclosed by low level fencing. To the rear of the property there is a south/east facing garden laid to lawn, patio seating area, timber shed, a range of flowers, bushes and shrubs, gated side access to front of the property, all enclosed by high timber fencing with a very private rear and side aspect.



Tenure

Freehold

Services

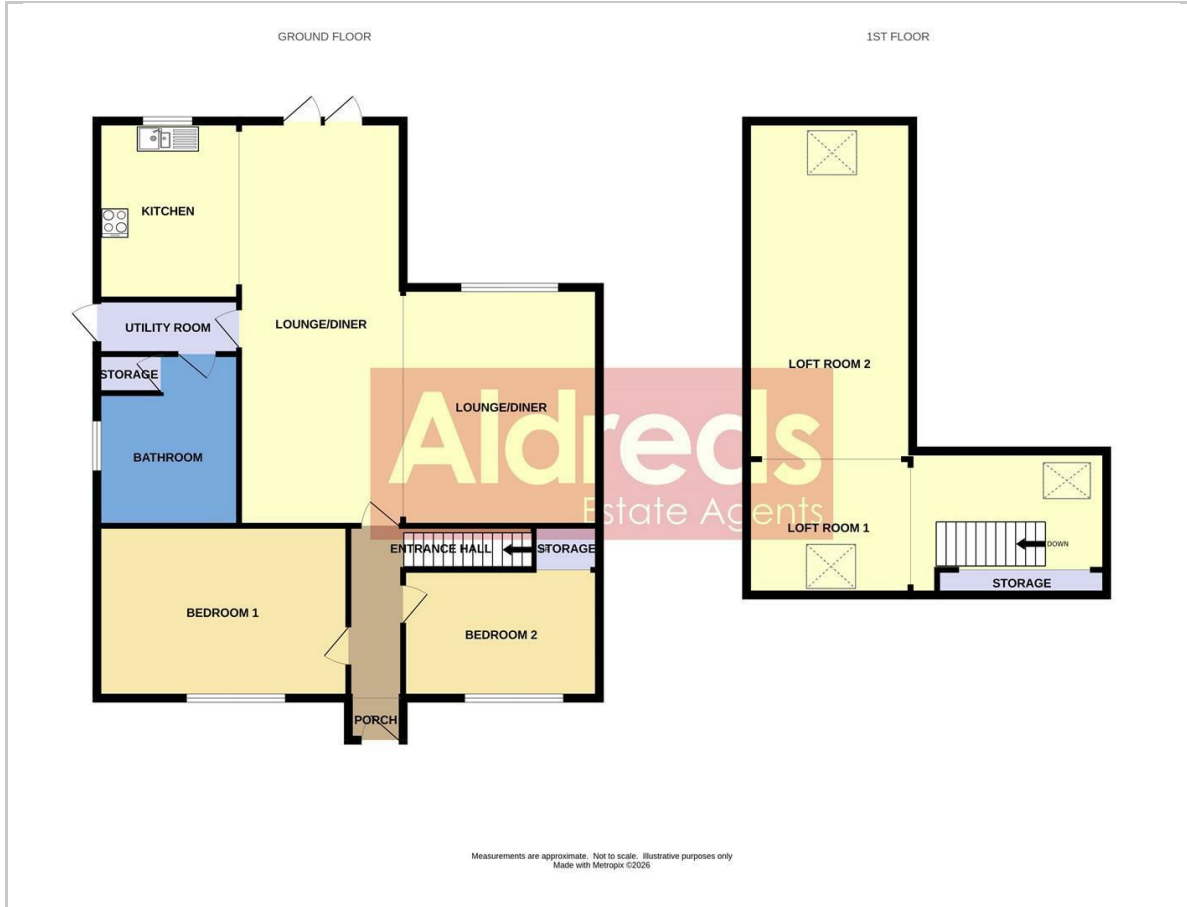
Mains water, electricity, gas, drainage.

Council Tax

East Suffolk Council Tax Band 'B'



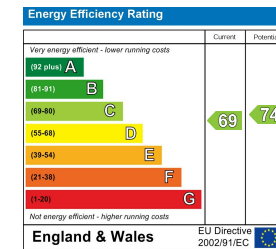
Floor Plan



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 <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