

75 Rushton Drive  
Carlton Colville, Lowestoft, NR33 8GB  
Offers In Excess Of £400,000



# 75 Rushton Drive

Carlton Colville, Lowestoft, NR33 8GB

Aldreds are delighted to offer this five bedroom detached house situated in this very desirable Carlton Colville location. This outstanding family home really is presented to an excellent standard and has been very well maintained with quality fixtures, fittings and floor coverings and tasteful decorations throughout. The current owners have also improved the kitchen and all bathrooms. The spacious accommodation includes a wide entrance hall with feature galleried staircase with understairs storage, 3 reception rooms plus an open plan kitchen/breakfast room, utility room and ground floor WC. On the first floor there are 3 spacious bedrooms, a family bathroom and an ensuite to the master bedroom. On the second floor there are 2 further double bedrooms and a third shower room. Outside to the front there is an open plan garden with a double width driveway leading to a double brick built detached garage. To the rear there is a fully enclosed lawned garden. This property really is one to be seen and in the opinion of Aldreds, one of the best in its class. Viewing is strongly recommended.

## Wide Entrance Hall

Quality fitted laminate flooring, galleried staircase leading to first floor, radiator, composite sealed unit double glazed entrance door, understairs storage cupboard.

## Cloakroom

Laminate flooring, modern cloakroom suite comprising of a low level WC, pedestal sink with tiled splashbacks, radiator.

## Lounge

9'9" x 20'10" (2.98 x 3.36)

Laminate flooring, flat plastered ceiling with inset spotighting, triple aspect uPVC windows, patio doors leading out to rear garden, radiator, power points, tv point, modern inset living flame electric fire.

## Dining Room

9'6" x 9'11" (2.90 x 3.04)

Laminate flooring, flat plastered ceiling, uPVC window, radiator, power points.

## Sitting Room/Study

9'2" x 10'5" (2.8 x 3.2)

Laminate flooring, flat plastered ceiling, uPVC window, radiator, power points, tv point.

## Kitchen/Breakfast Room

15'3" x 10'5" (4.66 x 3.2)

Laminate flooring, a range of recently installed quality kitchen units, extended quartz work surfaces, double sink with quartz draining board, eye level Neff double combi oven with a matching four burner induction hob and matching vertical extraction cooker hood, tiled splashbacks, integrated Neff dishwasher, recess for American style fridge/freezer, quartz central island creating a breakfast bar with base units and wine cooler, uPVC window, flat plastered ceiling with inset spotighting, feature radiator, tv point.

## Utility Room

Laminate flooring, modern fitted base and wall units, recess for tumble dryer and washing machine, stainless steel sink, feature radiator, uPVC door, modern energy efficient gas boiler.

## First Floor Central Galleried Landing

Fitted carpet, radiator, power points, galleried staircase leading to second floor.

## Master Bedroom

10'11" x 13'3" (3.35 x 4.06)

Quality fitted laminate flooring, double aspect uPVC windows, radiator, power points, tv point, two double fitted wardrobes.





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#### Ensuite

Tiled flooring, recently installed shower suite comprising of an oversize fully tiled shower cubicle, double width vanity hand basin, low level WC with enclosed cistern, feature radiator, uPVC window, extractor fan, shavers socket, flat plastered ceiling, inset spot lighting.

#### Bedroom 2

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

Laminate flooring, uPVC window, radiator, power points, tv point, full length fitted storage cupboard, double fitted wardrobe.

#### Bedroom 3

11'6" x 8'7" (3.51 x 2.64)

Fitted carpet, uPVC window, radiator, power points, full length storage cupboard, double fitted wardrobe.

#### Family Bathroom

Tiled flooring, recently installed quality fitted bathroom suite comprising of a rounded bath with multifunctional shower over enclosed by glass screen, vanity sink unit, low level WC with enclosed cistern, full length heated towel rail, fully tiled walls, extractor fan, uPVC window, flat plastered ceiling, inset spot lighting.

#### Second Floor Central Galleried Landing

Velux window, full length airing cupboard, power points.

#### Bedroom 4

8'8" x 17'2" (2.66 x 5.24)

Fitted carpet, double aspect windows, radiator, power points, tv point, fitted wardrobe.

#### Bedroom 5

8'11" x 16'6" (2.73 x 5.05)

Fitted carpet, double aspect windows, radiator, power points, tv point, eaves storage space, fitted cupboard, double fitted wardrobe.

#### Shower Room

Laminate flooring, modern recently installed shower suite comprising of a fully tiled shower cubicle, vanity sink unit, low level WC with enclosed cistern, Velux window, radiator, fully tiled walls, extractor fan.

#### Outside

To the front there is an open plan front garden with double width driveway providing off road parking leading to a double brick built pitched roof detached garage with up and over doors, power points and lighting. Outside to the rear there is a private lawned garden with a range of flower and shrub borders, enclosed raised decked seating area, a second decked seating area, all enclosed by high brick walls and fencing, side access leading to front driveway.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage.

#### Council Tax

East Suffolk. Band 'E'

Ref: L2471/09/25



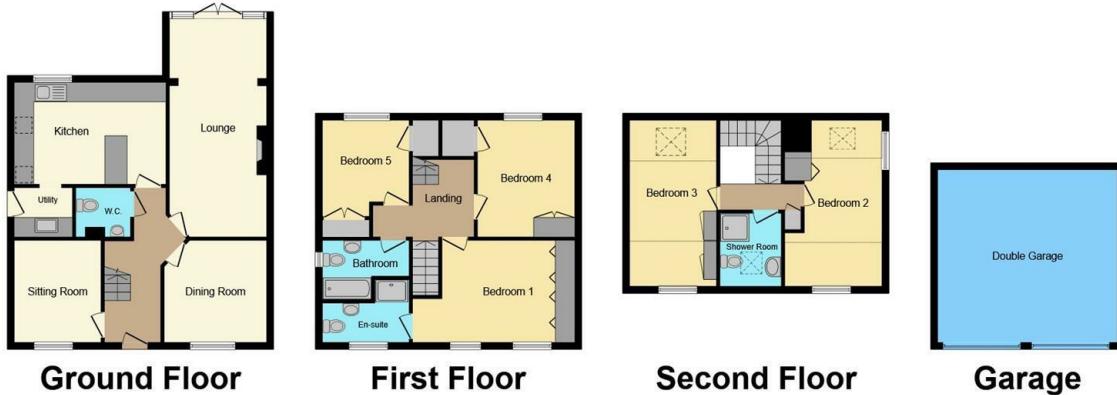
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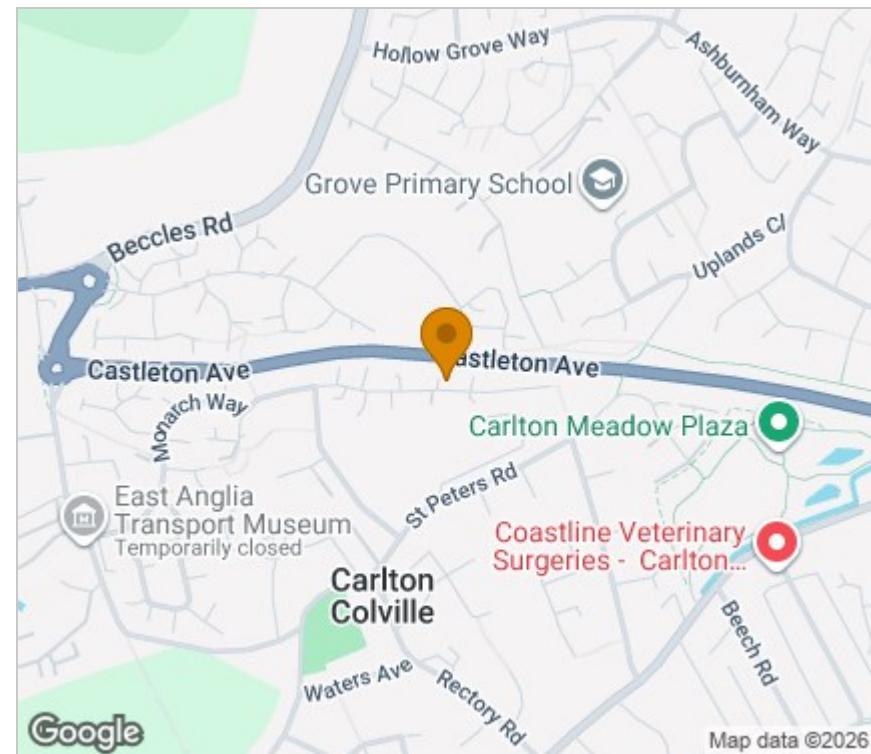
## Floor Plan

**Aldreds**  
Chartered Surveyors

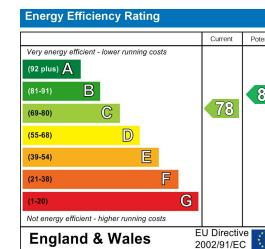


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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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