Aldreds
Estate Agents

40 Staplehurst Close

Carlton Colville, Lowestoft, NR33 8RG

Offers In Excess Of £125,000

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Carlton Colville, Lowestoft, NR33 8RG

Aldreds are delighted to offer this superb modern one-bedroom end-terraced property, ideally suited to first-time buyers or investment purchasers. The property offers spacious and well-presented accommodation, featuring an open-plan lounge/dining area with a wide opening leading through to the kitchen. On the first floor, there is a small landing, a generously sized double bedroom and a fully fitted shower room. Externally, the property benefits from an allocated parking space to the front, while to the rear is a fully enclosed lawned garden, complete with a timber and felt garden shed. Conveniently located within walking distance of a range of local amenities, including a major supermarket, doctors' surgery, pharmacy and bakery, the property is also within easy reach of Carlton Marshes Nature Reserve, offering excellent opportunities for enjoying the surrounding countryside and wildlife. Further benefits include uPVC double-glazed windows, electric heating and gas-fired on-demand water heating, providing the potential to install a full gas central heating system if desired. Representing an excellent opportunity for first-time buyers or buy-to-let investors, this attractive home is situated in the desirable Carlton Colville area. Early viewing is strongly recommended, as properties in this price range and location rarely come to the market.

Entrance Porch

Fitted carpet, Upvc entrance door.

Lounge/Dining Area

13'8" x 12'9" (max l-shaped) (4.17m x 3.89m (max l-shaped))

Fitted carpet, Upvc bay window, electric wall heater, coved ceiling, power points, T.V point, full length under stair cupboard, galleried staircase leading off to the first floor, wide opening leading to the open plan kitchen.

Kitchen

6'4" x 8'0" (1.95 x 2.45)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, recess for white goods including plumbing for washing machine, power points, stainless steel sink with single drainer, integral electric oven with four burner gas hob, enclosed extraction cooker hood.

First Floor

Small landing, fitted carpet, power point, full length storage cupboard.

Bedroom

9'11" x 14'2" (3.04 x 4.34)

Fitted carpet, wall mounted electric heater, Upvc window, power points, coved ceiling, full length storage cupboard.

Shower Room

Timber effect vinyl flooring, shower suite comprising of a fully tiled shower cubicle, pedestal sink, low level W.C, half tilled walls, shaver socket, Upvc window, coved ceiling.

Outside

Outside To the Front

There is allocated off road parking space.

Outside To The Rear

There is a fully enclosed lawned garden providing ample space for bistro style dining, large timber and felt shed. All enclosed by high fencing.

Tenure

Freehold

Services

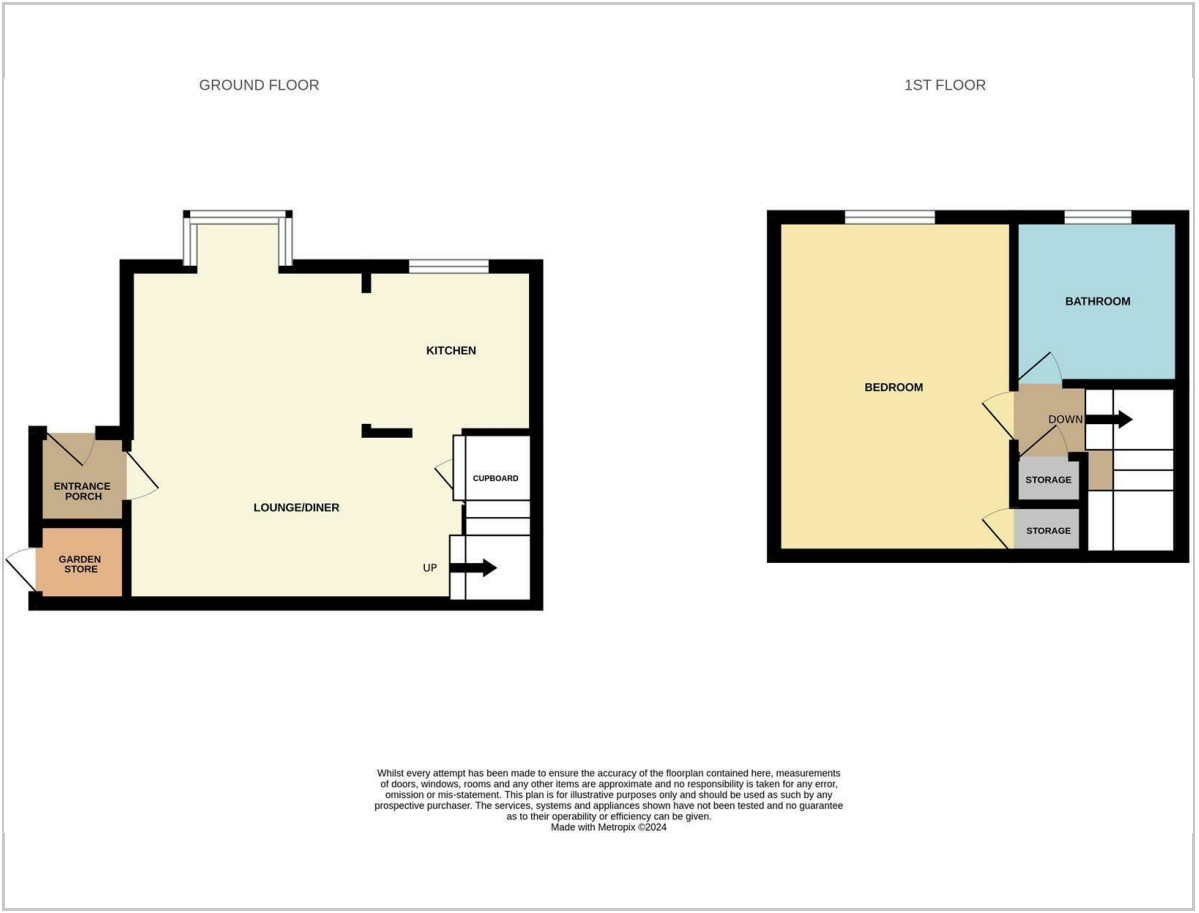
Mains water, electricity, gas, drainage.

Council Tax

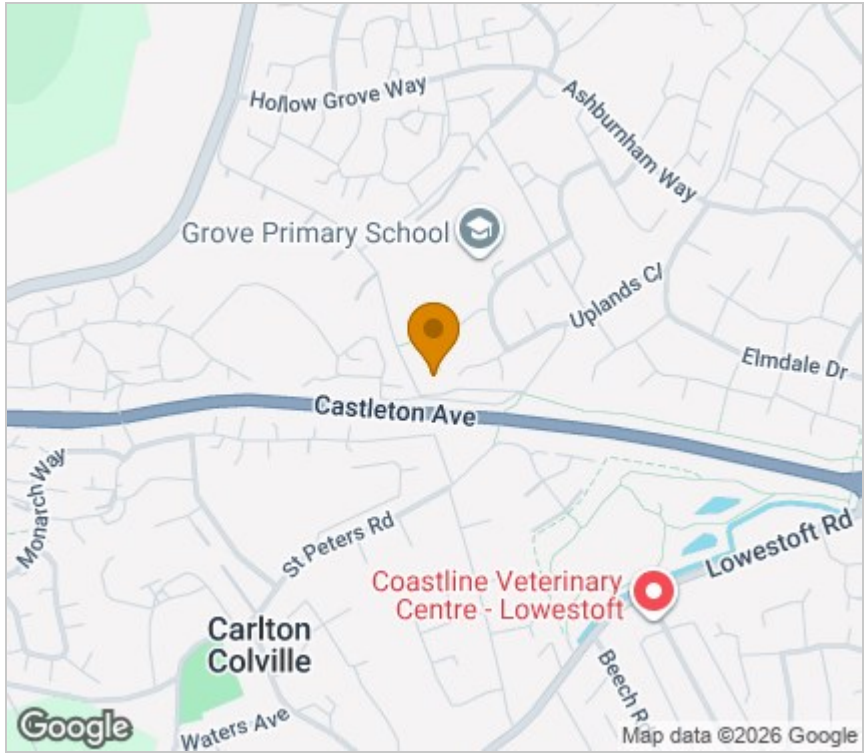
East Suffolk. Band 'A'

Ref: L2734/10/26

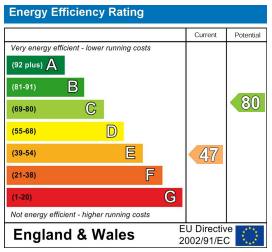
Floor Plan



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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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