

Aldreds
Estate Agents



21 Carlton Square

Carlton Colville, Lowestoft, NR33 8JL

Asking Price £225,000



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Aldreds are delighted to offer this outstanding three bedroom semi detached family home, situated in a highly desirable location within the popular village of Carlton Colville, tucked away in a quiet cul-de-sac. The property is presented to an excellent standard throughout and offers spacious and versatile accommodation. The ground floor comprises a wide entrance hall, generous lounge, kitchen and separate dining room which leads through to a fully heated conservatory. To the first floor, a central galleried landing provides access to three well proportioned bedrooms and a family bathroom. Further benefits include gas central heating and uPVC double glazing. Externally, the property features a driveway and garage to the front, while the rear boasts a spacious, private and fully enclosed garden. Properties in this sought after location rarely become available for sale, so an early viewing is highly recommended to fully appreciate the accommodation on offer.

Wide Entrance Hall

Fitted carpet, composite entrance door, large aspect uPVC windows, galleried staircase leading to the first floor, radiator.

Lounge

15'7" x 11'9" (4.75 x 3.59)

Fitted carpet, large aspect uPVC window, radiator, power points, TV point, modern wall mounted living flame gas fire.

Kitchen

9'9" x 7'0" (2.98 x 2.15)

Ceramic tiled flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, recess for white goods including plumbing for a washing machine, double aspect uPVC windows, power points.

Dining Room

12'11" x 8'4" (3.95 x 2.56)

Fitted carpet, radiator, power points, two storage cupboards, ample space for family size dining table and chairs, double uPVC doors leading to:-





Conservatory

8'7" x 11'9" (2.64 x 3.59)

Fitted carpet, radiator, power points, large aspect uPVC windows, pitched poly-carbonate roof, double doors leading out to the rear garden.

Full Sized Galleried Landing

Fitted carpet, full length cupboard, loft access leading to insulated loft space.

Bedroom 1

14'7" x 8'3" (4.46 x 2.52)

Fitted carpet, uPVC window, radiator, power points, overhead storage cupboard.

Bedroom 2

10'2" x 10'1" (3.10 x 3.08)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 3

11'1" x 7'0" (3.39 x 2.14)

Fitted carpet, uPVC windows, radiator, power points.

Family Bathroom

Timber effect vinyl flooring, modern bathroom suite comprising of a shower set over a panel bath enclosed by a folding glass screen, vanity sink unit, low level WC with enclosed cistern, part tiled walls, uPVC window, radiator.

Outside

To the front of the property there is an enclosed front garden, driveway providing off road parking. Outside to the rear there is a spacious lawned west facing garden with patio footpath and seating area, large timber shed/workshop, ornamental bark and shrub borders, enclosed by high brick walls and fencing with a very private side and rear aspect.

Tenure And Services

Freehold

Council Tax Band - B

Mains Gas Electric Water And Drains

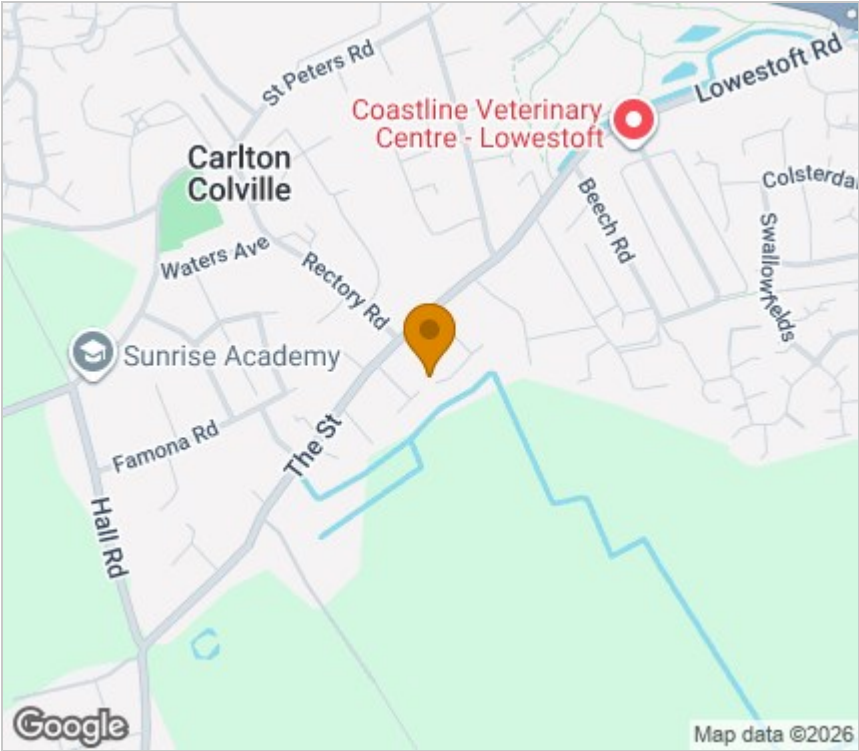
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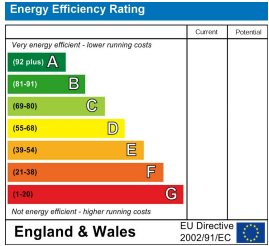
Floor Plan



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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