

Aldreds
Estate Agents



20 Peak Dale

Carlton Colville, Lowestoft, NR33 8UZ

Asking Price £250,000



20 Peak Dale

Carlton Colville, Lowestoft, NR33 8UZ

Aldreds are delighted to offer this three bedroom detached house situated in this very desirable cul-de-sac location within the Ribblesdale development. This outstanding family home offers spacious versatile accommodation including an entrance hall, ground floor WC, spacious lounge and an open plan kitchen/diner. On the first floor there is a central galleried landing, three bedrooms, master with an ensuite shower room and a family bathroom. Outside to the front there is a driveway leading to a brick built garage and to the rear there is a fully enclosed lawned garden. Benefits also include Georgian style uPVC double glazed windows and gas fired central heating with tasteful, neutral decorations throughout. Offered at a very realistic asking price, early viewing is strongly recommended.

Entrance Hall

Fitted entrance carpet, radiator, power points, telephone point.

Cloakroom

Vinyl flooring, cloakroom suite comprising of a low level WC, pedestal sink, extractor fan, tiled splashbacks.

Lounge/Diner

11'0" x 17'5" (3.37 x 5.31)

Laminate flooring, Georgian style uPVC window, radiator, power points, tv point, understairs storage cupboard.

Kitchen/Diner

9'7" x 13'10" (2.94 x 4.22)

Timber effect vinyl flooring, a range of fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, integrated double oven with four burner gas hob, extraction cooker hood, recess for white goods including plumbing for a washing machine, space for a full size fridge/freezer, radiator, ample space for family size dining table and chairs, double sliding patio doors leading out to the rear garden.

Central Galleried Landing

Fitted carpet, power points, loft access leading to insulated loft space.





Bedroom 1

11'9" x 10'3" (3.60 x 3.13)

Fitted carpet, double aspect Georgian style windows, radiators, power points, full length fitted wardrobe.

Ensuite Shower Room

Vinyl flooring, modern shower suite comprising of a fully tiled shower cubicle, pedestal sink, low level WC, Georgian style uPVC window, radiator, towel rail, extractor fan.

Bedroom 2

7'8" x 11'8" (2.36 x 3.58)

Fitted carpet, Georgian style uPVC window, radiator, power points, full length fitted wardrobe.

Bedroom 3

8'9" x 6'0" (2.68 x 1.85)

Fitted carpet, power points, radiator, Georgian style uPVC window, full length double wardrobe.

Family Bathroom

Vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, low level WC, pedestal sink, radiator, extractor fan, Georgian style uPVC window.

Outside

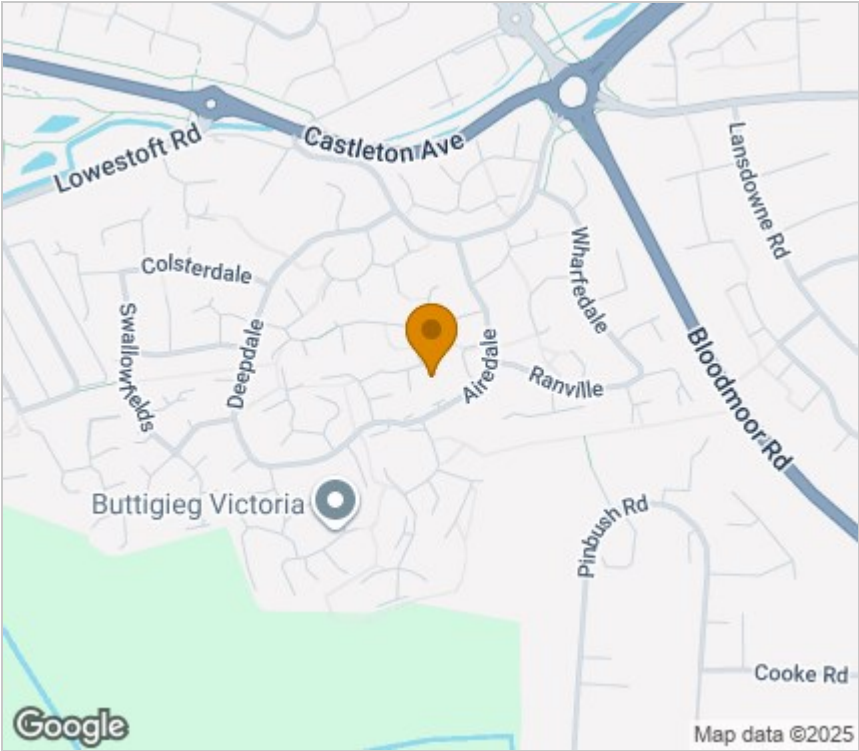
Outside to the front there is an open plan lawned garden with side driveway providing ample off road parking leading to a brick built garage with up and over door, power points & lighting. Outside to the rear there is a fully enclosed lawned garden with timber and felt garden shed, all enclosed by high fencing, With a side pathway leading to front driveway.



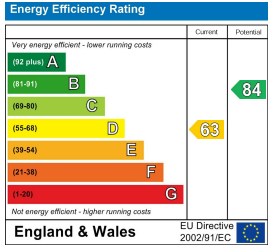
Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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