

Aldreds
Estate Agents



22 Dovedale

Carlton Colville, Lowestoft, NR33 8TE

Asking Price £225,000



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Situated in the highly desirable area of Carlton Colville, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, finished to an exceptional standard throughout. Boasting tasteful neutral décor, modern floor coverings, gas central heating via a two-year-old boiler still under warranty, and uPVC double glazing, the property is ready for immediate occupation. The accommodation begins with a welcoming entrance hall leading to a comfortable lounge and a well-appointed fitted kitchen. A standout feature of the home is the recently installed fully heated conservatory with an attractive uPVC pitched roof, creating an impressive additional reception area ideal for family living, dining, and entertaining throughout the year. To the first floor, a central landing provides access to three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a driveway to the front providing ample off-road parking. The generous rear garden is mainly laid to lawn and enjoys a private aspect, offering an excellent space for relaxation, outdoor dining, and family activities. Conveniently positioned within easy walking distance of local amenities and a selection of well-regarded schools, this superb family home combines comfort, style, and practicality in equal measure. Early viewing is strongly recommended to fully appreciate all that this outstanding property has to offer.

Entrance Hall

Laminate flooring, composite sealed unit entrance door, stairs off to first floor, coved ceiling.

Lounge

11'0" x 14'11" (3.36 x 4.56)

Fitted carpet, flat plastered and coved ceiling, walk in Upvc bay window, radiator, power points, T.V point.

Kitchen

9'9" x 14'3" (2.98 x 4.35)

Tiled effect laminate flooring, range of fitted kitchen units with extended work surfaces, double stainless steel sink with single drainer, aqua board splash backs, built in stainless steel electric oven with matching four burner gas hob, extraction cooker hood, glass splash back, power points, recess for white goods including plumbing for washing machine, radiator, wall mounted modern energy efficient boiler, Upvc window, walk in pantry/storage cupboard, wide opening leading to the conservatory.





Conservatory

9'6" x 10'7" (2.92 x 3.23)

The conservatory was constructed about a year ago and has laminate flooring, pitched self cleaning glass roof, large aspect Upvc windows, fully heated with a radiator and double doors leading out to the rear garden.

First Floor

Central landing with fitted carpet, loft access leading to insulated loft space, full length storage cupboard.

Bedroom 1

11'7" x 13'1" (3.55 x 3.99)

Fitted carpet, Upvc window, power points, radiator, coved ceiling, double fitted wardrobe.

Bedroom 2

8'4" x 7'5" (2.55 x 2.28)

Fitted carpet, flat plastered & coved ceiling, radiator, power points,

Bedroom 3

8'4" x 6'5" (2.55 x 1.97)

Fitted carpet, flat plastered & coved ceiling, power points, radiator.

Family Bathroom

Ceramic tiled flooring, modern bath and shower suite comprising of shower set over a panel bath enclosed by folding glass screen, low level W.C, vanity sink unit, full length heated towel rail, fully tiled walls.

Outside To The Front

There is an open plan garden with driveway providing ample off road parking.

Outside To The Rear

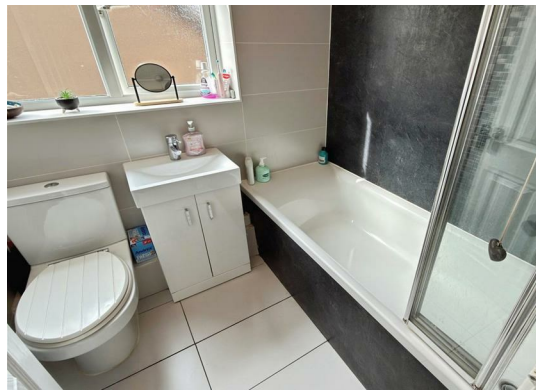
There is a sizable lawned garden with concrete/patio seating area, designated vegetable planting area, very private rear aspect which is all enclosed by high fencing with gate leading to front driveway.

Tenure And Services

Freehold

Council Tax Band - B

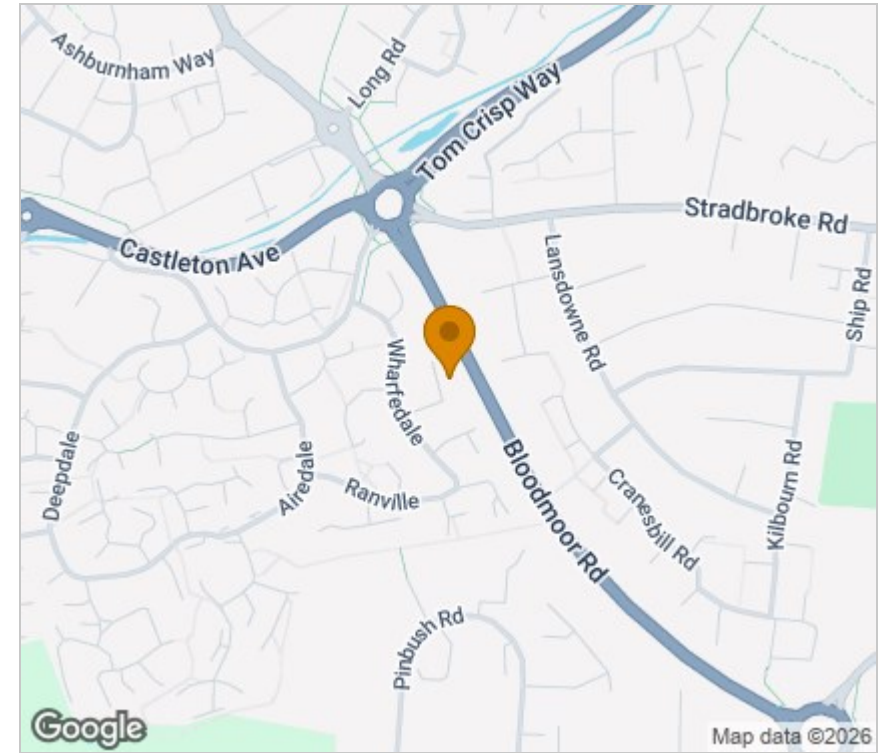
Mains Water Gas Drains And Electric



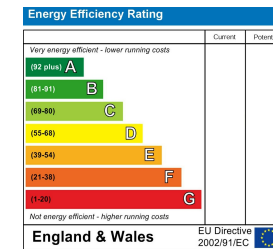
Floor Plan



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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