

Aldreds
Estate Agents



2 Deepdale

Carlton Colville, Lowestoft, NR33 8TU

Offers In Excess Of £475,000



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Aldreds are delighted to offer this beautifully presented executive style four/five bedroom detached family home, ideally situated in the highly sought after area of Carlton Colville. Finished to an exceptional standard throughout, this outstanding property offers high quality fixtures and fittings, stylish décor, and Karndean flooring. Externally, the property benefits from a spacious tarmac driveway, providing ample off road parking and leading to a double garage with electric roller doors. To the rear, the beautifully landscaped garden has been thoughtfully designed featuring a generous patio area, low maintenance artificial lawn, a bespoke entertainment room/bar, and a hot tub. The internal accommodation begins with an impressive wide entrance hall with a galleried staircase, a cloakroom/WC, a versatile study or fifth bedroom, a spacious main lounge, and an extended second reception room with bi-folding doors opening onto the rear garden. The heart of the home is the stunning open-plan kitchen/dining space, fitted with quality cabinetry, premium work surfaces, and a range of integrated branded appliances. To the first floor, an impressive U-shaped galleried landing leads to four well proportioned bedrooms, including a superb principal bedroom with an en suite, along with a stylish family bathroom. This exceptional family home must be viewed internally to fully appreciate the space, quality, and lifestyle on offer. Early viewing is highly recommended.

Wide Impressive Entrance Hall

Karndean flooring, flat plastered and coved ceiling with inset spotlighting, feature gallery staircase leading to first floor, radiator, composite sealed unit double glazed entrance door, storage/cloaks cupboard.

Cloakroom

Karndean flooring, cloakroom suite comprising of a low level WC, vanity sink, radiator, uPVC window, flat plastered ceiling with inset spotlighting.

Study/Bedroom 5

7'3" x 10'8" (2.21 x 3.27)

Fitted carpet, flat plastered and coved ceiling, double aspect uPVC windows, radiator, power points.

Lounge

11'8" x 19'10" (3.57 x 6.07)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point.

Kitchen/Diner

17'4" x 21'4" (max) (5.3 x 6.52 (max))

Karndean flooring, a full range of quality fitted kitchen units with extended composite work surfaces, stainless steel sink with draining board, a full range of quality integrated appliances including two Bosch electric ovens, matching five burner gas hob, double width extraction cooker hood, Neff dishwasher, full length fridge, full length fridge/freezer, integrated washing machine, cupboard housing the modern energy efficient boiler (still under guarantee), under unit lighting, central island with wine cooler, a further range of fitted units, full length feature radiator, ample space for family size dining table and chairs.

Extended Sitting Room

13'2" x 20'5" (4.02 x 6.24)

Karndean flooring, three Velux skylights, bi-folding doors leading out to the rear garden, tv point, power points, radiator.

'U' Shaped Galleried Landing

Fitted carpet, flat plastered and coved ceiling, loft access leading to insulated loft space, radiator, power points, full length storage cupboard.

Bedroom 1

11'11" x 13'1" (3.65 x 3.99)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, a full range of bespoke wardrobes with sliding doors, door to:-





Ensuite

Vinyl flooring, quality fitted shower suite comprising of an oversized corner shower cubicle, low level WC, vanity sink unit, uPVC window, radiator, flat plastered ceiling, inset spotlighting, extractor fan.

Bedroom 2

11'8" x 10'7" (3.58 x 3.25)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point.

Bedroom 3

12'0" x 9'3" (3.66 x 2.83)

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point.

Bedroom 4

7'7" x 9'1" (2.32 x 2.79)

Fitted carpet, flat plastered and coved ceiling, radiator, power points, uPVC window.

Family Bathroom

Vinyl flooring, quality fitted bathroom suite comprising of a shower set over a panel bath enclosed by a folding glass screen, pedestal sink, low level WC, uPVC window, Aquaboard splashbacks, radiator, inset spotlighting, extractor fan.

Outside

Outside to the front is a tarmac driveway providing off road parking for a variety of cars/leisure vehicles, leading to a detached brick built double garage with electric roller doors, power points & lighting, patio footpath leading to the front door, a range of lawned borders. To the rear there is a spacious garden with a recently laid patio seating area, laid to artificial grass, designated hot tub area, bespoke built outside entertainments room.

Outside Entertainments Room/Bar

17'4" x 11'9" (max) (5.29 x 3.6 (max))

Bespoke built room made with quality materials, own electric circuit, tv points, power points, currently set up as a functional bar with fruit machines and dart boards (could be included in the asking price if required), part fitted flooring, part timber flooring, glass beer/drinks fridge, uPVC window, branded uPVC doors leading out to the rear garden.

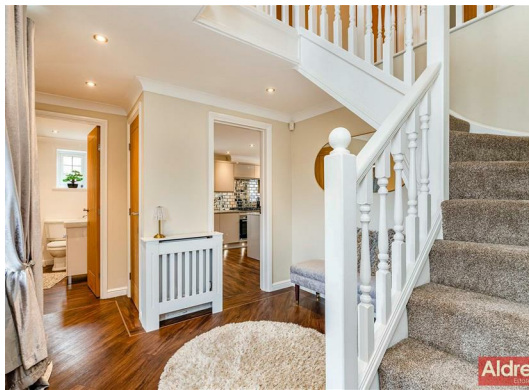
Tenure And Services

Freehold

Mains Gas Electric Drains And Water

Council Tax Band - E

Ref: L2616/05/26



Floor Plan



Viewing

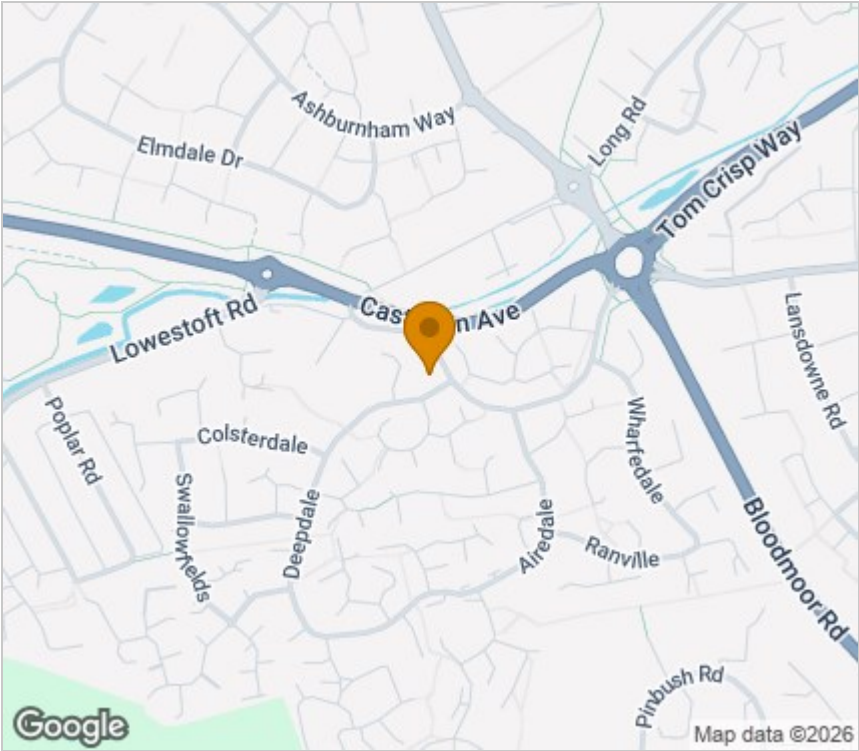
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

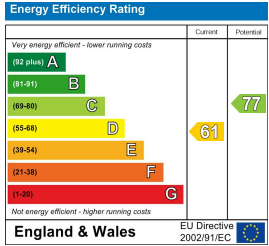
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Area Map



Energy Efficiency Graph



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