



Lowestoft,

Guide Price £440,000

- Design Led High Specification Family Home
- Extended with a Stunning Kitchen Living Space
- Ideally place for fantastic local school
- Lanscaped front and rear gardens
- Four/Five generous bedrooms
- Large drive with double detached garage
- Primary with ensuite shower room
- Offered with no chain

Dale Haven, Lowestoft

Carlton Colville is a village and civil parish in the county of Suffolk, located on the southern edge of Lowestoft in the East of England. It lies close to the boundary with Norfolk and is well connected via the A146 road, providing direct routes to Norwich and the surrounding Broads area. Positioned near Oulton Broad, part of The Broads National Park, Carlton Colville combines a semi-rural setting with convenient access to coastal and countryside landscapes, making it a popular residential area within the wider Lowestoft region.



Council Tax Band:



DESCRIPTION

Welcome to 7 Dale Haven, a truly striking and beautifully extended family residence, thoughtfully designed to blend contemporary style with everyday comfort. Perfectly positioned within one of Carlton Colville's most desirable addresses, this home offers an immaculate finish throughout and a flexible layout ideal for modern family living.

Boasting 4/5 generously proportioned double bedrooms, multiple reception areas, and a breath taking open-plan kitchen, dining, and living space at its heart.

Step inside this beautifully presented home and you are welcomed by a spacious entrance hall, setting the tone for the style and practicality found throughout. From here, doors lead into the lounge, kitchen/living space, WC, and a versatile second reception room.

The lounge offers a bright and generous space, enhanced by stylish feature wall panelling, and flows seamlessly through French doors into the heart of the home, the stunning extended kitchen/living space. Bathed in natural light from Velux windows and additional French doors leading to the rear garden, this space is both contemporary and inviting. The kitchen boasts an array of modern fitted units topped with wood work surfaces, a central island with breakfast bar and integrated wine cooler, along with a suite of high-spec appliances including an integrated fridge freezer, dishwasher, and a Rangemaster cooker with matching extractor hood. A door conveniently opens into the utility room, providing fitted storage units and space for a washing machine

and tumble dryer.

The second reception/bedroom five is a versatile front-facing room, offering flexibility to suit modern family living.

Upstairs, the first-floor landing gives access to a sleek family bathroom, fitted with a modern white suite including bath, WC, and wash basin. The master bedroom benefits from its own en suite shower room, while bedrooms two, three, and four all provide generous proportions and versatile layouts.

Outside, this home continues to impress. To the front, the property is framed by immaculate landscaped gardens with artificial lawns, a paved walkway to the front door, and a private driveway leading to a double detached garage. The rear garden features a raised decking area with feature lighting, a pergola-covered BBQ zone, additional paved seating, and low-maintenance artificial lawns.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any

Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889 Ref

TENURE

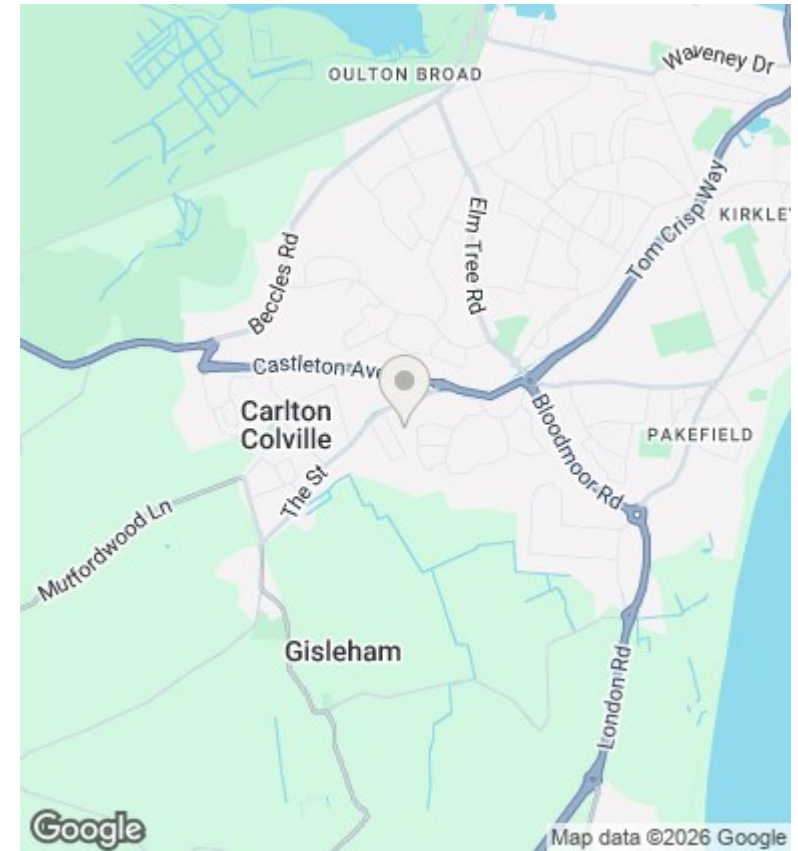
Freehold

OUTGOINGS

Council tax band E





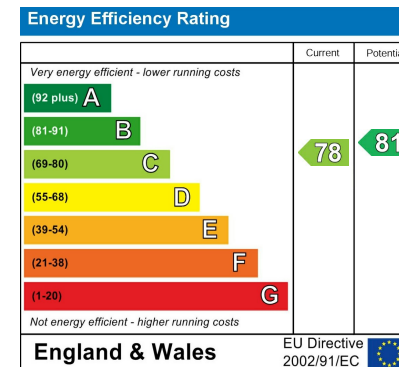


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com