



Lowestoft,

Offers In Excess Of £300,000

- Stylish Semi detached home
- 4 double bedrooms
- Ground floor shower room & first floor bathroom
- Ideal location for local amenities
- Extended kitchen/diner
- Ample off road parking
- Spacious entrance hall
- Stunning garden room
- Separate utility room
- Modern fitted kitchen

Carlton Road, Lowestoft

Kirkley is one of Lowestoft's most sought-after coastal locations, offering an ideal blend of seaside living and everyday convenience. Just moments from a stunning sandy beach and attractive promenade, the area is perfect for those looking to enjoy a relaxed lifestyle by the coast. A vibrant high street sits at the heart of Kirkley, providing a great selection of independent shops, cafés, restaurants, and essential amenities, all within easy reach. The area is also well served by reputable schools and excellent transport links, with Lowestoft town centre and train station close by for connections to Norwich and beyond.



Council Tax Band: B



Description

Welcome to 226 Carlton Road, an exceptional, extended four-bedroom family home that perfectly blends generous living space with a striking contemporary finish.

Step inside to a bright and spacious entrance hall, where a sleek stairwell rises to the first-floor landing, and doors lead effortlessly into the principal living areas. The lounge is impressively proportioned, flooded with natural light from a large front-facing window and finished with plush carpeting, creating a warm yet refined space ideal for relaxing or entertaining.

To the rear, the heart of the home unfolds in the form of a beautifully extended, open-plan kitchen/diner. This standout space has been thoughtfully designed with modern family living in mind, featuring stylish uPVC double-glazed French doors that open directly onto the garden. At its centre, a contemporary island with a luxurious quartz worktop and integrated power socket provides both a practical workspace and a social hub. The kitchen is fully equipped with an integrated oven, grill, and gas hob, alongside designated space for a fridge freezer and dishwasher, seamlessly flowing into a separate utility room.

The utility room offers additional convenience with space for a washing machine and tumble dryer, and provides access to a sleek ground-floor shower room with WC, as well as a door leading out to the rear garden, perfect for busy family life.

Upstairs, the property continues to impress with four generously sized double bedrooms, each benefiting from integrated wardrobes, offering ample storage without compromising on space.

The modern family bathroom is finished to a high standard and comprises a panelled bath with shower over, WC, and pedestal wash basin.

Externally, the home is equally appealing. To the front, a smart brick weave driveway provides off-road parking and features double gated access leading through to the rear. The garden itself is currently undergoing landscaping to create a stylish and versatile outdoor space, set to include a neatly laid lawn, a paved seating area for al fresco dining, and a striking brick-built, designed garden room. This impressive addition boasts a full-length feature window and full electrics, making it ideal as a home office, studio, or entertaining space.

This is a superb opportunity to acquire a turnkey family home with high quality finishes, generous proportions, and thoughtfully designed living spaces throughout.

Fixtures & 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

Outgoings

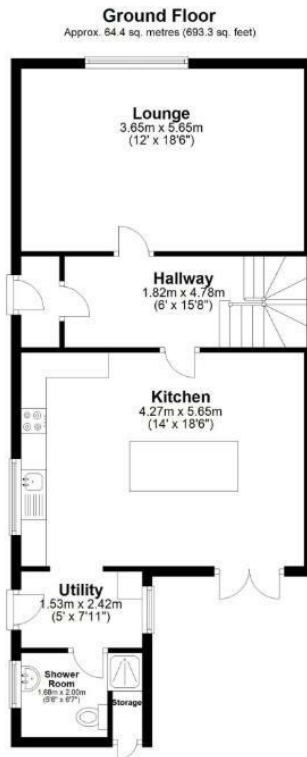
Council Tax Band C

Tenure

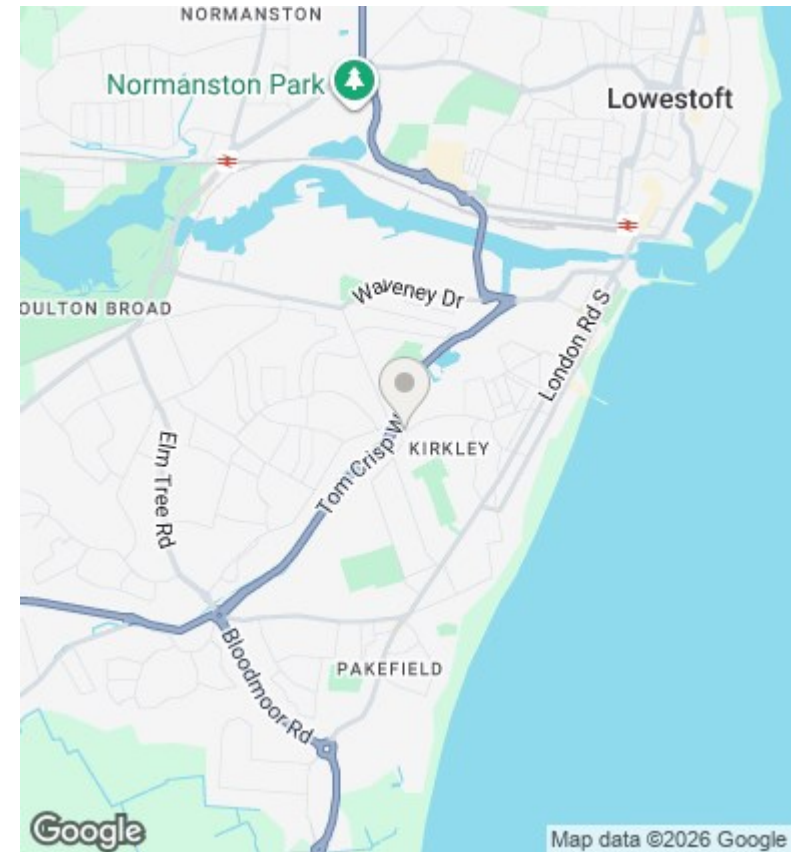
Freehold







Total area: approx. 122.0 sq. metres (1312.8 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Energy Efficiency Rating

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