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2 Poplar Road  
Carlton Colville, Lowestoft, Suffolk, NR33 8JF  
‘Offers In Excess Of’ **£230,000**

Situated on a popular road in CARLTON COLVILLE, this semi detached BUNGALOW is ready to move into. Offering life on ONE level & benefitting from NO ONWARD CHAIN, this is an opportunity not to be missed. Accommodation comprises; entrance hall, lounge, HIGH END GERMAN KITCHEN, 2 double bedrooms & shower room. uPVC DG & GCH throughout with GENEROUS rear garden & OFF ROAD PARKING to the front.

### ENTRANCE HALL

With access to the lounge and the double bedrooms that both overlook the front of the home. Fitted carpet, consumer unit and loft access in situ.

### LOUNGE

18' 3" x 10' 10" (5.58m x 3.32m)

Good size lounge overlooks the rear garden and features a wood burner. Wood flooring, uPVC double glazed windows, radiator, TV and power points.

### KITCHEN

13' 1" x 11' 3" (4.00m x 3.45m)

An extension to the home brings this great size kitchen that comprises wall and base units with worktop with inset sink/drain, oven with electric hob, fridge / freezer, built-in microwave and space / plumbing for your chose appliances. Vinyl flooring, uPVC double glazed window, radiator power points and uPVC double glazed French doors door out to the rear garden.

### LOBBY

The perfect cloakroom to hang you coats; door to...

### SHOWER ROOM

7' 9" x 4' 10" (2.37m x 1.48m)

Modern shower room comprises pedestal basin, low level WC and walk-in shower. Vinyl flooring, opaque uPVC double glazed window, radiator and extractor fan.

### BEDROOM 1

10' 11" x 10' 1" (3.34m x 3.08m)

Double bedroom at the front of the home features fitted carpet. uPVC double glazed window, radiator, power points and feature fireplace in situ.

### BEDROOM 2

10' 11" x 9' 11" (3.34m x 3.04m)

Another double bedroom with front aspect has fitted carpet, uPVC double glazed window, radiator and power points.

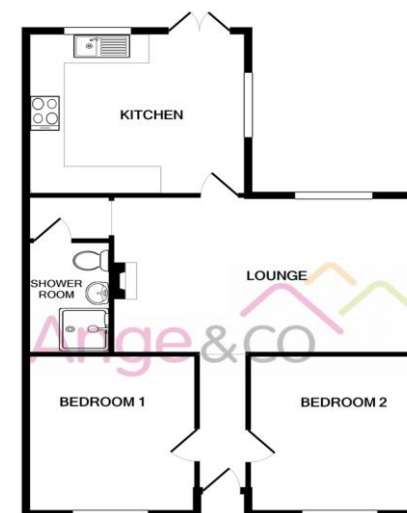
### OUTSIDE

Brick weave driveway to the front providing off road parking. A rear garden that is mainly laid to lawn with inset trees and shrubs; patio area with side borders, outside lighting, water tap and power points. Timber shed and summer house. Side vehicular and pedestrian access.

### FREEHOLD

**EAST SUFFOLK COUNCIL - TAX BAND B**

**ENERGY PERFORMANCE - RATING D**



POPLAR ROAD, CARLTON COLVILLE, NR33 8JF  
TOTAL APPROX. FLOOR AREA 654 SQ. FT. (60.8 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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