



01502 576840
www.angeandco.co.uk

Bloomfield Way
Carlton Colville, Lowestoft, Suffolk, NR33 8TH

'Offers In Excess Of' **£200,000**

WELCOME HOME...

This HOME is READY to MOVE INTO...

Set in the POPULAR location of Carlton Colville this home comprises an entrance hallway with cloakroom / WC, LOUNGE, MODERN kitchen / breakfast room & a GOOD SIZE conservatory. 3 bedrooms & bathroom. uPVC double glazing & GCH. Front / rear garden; off road parking for several vehicles & GARAGE.

ENTRANCE HALLWAY

Through the part uPVC double glazed door you enter the hallway of this lovely modern home. Quality laminate flooring with part carpet, inset spotlighting, radiator, power points and heating thermostat in situ. Handy under stair cupboard offers your storage solutions.

CLOAKROOM / WC

Low level WC, wash basin, vinyl flooring, opaque uPVC double glazed window, radiator and inset spotlighting.

LOUNGE 14' 10" x 10' 2" (4.53m x 3.12m)

Lovely size lounge overlooks the front of the home through the uPVC double glazed window; fitted carpet, radiator, TV, power points and large sliding doors into the...

CONSERVATORY 10' 7" x 9' 3" (3.23m x 2.84m)

Fabulous size conservatory is part brick with uPVC double glazed windows and polycarbonate roof. Laminate flooring, power points and French uPVC double glazed door out to the rear garden.

KITCHEN 16' 11" x 9' 0" (5.17m x 2.76m)

Modern high gloss kitchen has an array of wall and base units with worktop, breakfast bar; inset sink / drainer, oven with electric hob, extractor fan over and space / plumbing for your chosen appliances. Quality laminate flooring, uPVC double glazed window, radiator, inset spotlighting and power points; part uPVC double glazed door out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to all bedrooms, bathroom and the airing cupboard houses the hot water cylinder / immersion. Fitted carpet, uPVC double glazed window and loft access in situ.

BEDROOM 1 16' 9" x 8' 11" (5.11m x 2.74m)

Good size double bedroom has rear aspect and features laminate flooring, uPVC double glazed window, radiator and power points.

BEDROOM 2

10' 5" x 7' 3" (3.18m x 2.22m extending to 2.72m into doorway)

Another double size bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 3 11' 8" x 5' 9" (3.56m x 1.76m)

Fitted carpet, uPVC double glazed window, radiator and power points.

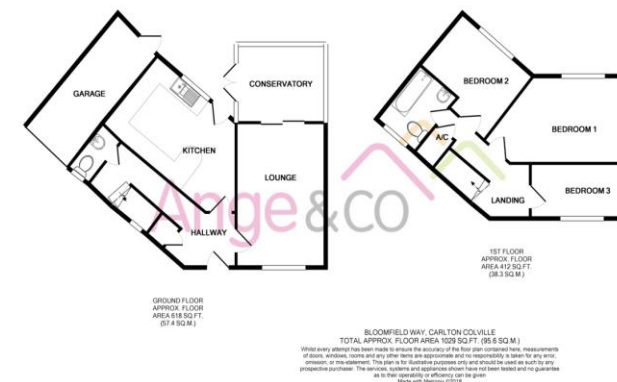
BATHROOM 7' 8" x 5' 6" (2.35m x 1.70m)

White suite comprises a low level WC, pedestal basin and a panelled bath. Vinyl flooring, opaque uPVC double glazed window and radiator.

OUTSIDE

Enclosed gardens are laid to lawn with mature shrub borders and rear garden is predominantly paved; off road parking for 4 vehicles and pedestrian access to the rear garden.

Brick single GARAGE 16' 0" x 8' 8" (4.89m x 2.66m narrowing to 2.54m) Electric remote controlled roller door, light, power points and personal side door out to the rear garden; gas central heating / domestic hot water combination boiler in situ.

**EAST SUFFOLK COUNCIL TAX - BAND B****ENERGY PERFORMANCE RATING D****Ivy Lane, Oulton Broad****Lowestoft, NR33 8QH****T: 01502 576840****E: info@angeandco.co.uk**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.