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**Ashtree Gardens**  
Carlton Colville, Lowestoft, NR33 8SR  
**£350,000**

An ATTRACTIVE 4 bedroom DETACHED property set on a DESIRABLE development in CARLTON COLVILLE. Conveniently located for a variety of local amenities including schools, doctors & shops including the Pakefield Gateway Retail Park as well as green spaces nearby. Well proportioned throughout, the property is available to VIEW NOW...

Accommodation comprises; entrance hall, CLOAKROOM / WC, lounge, dining room, MODERN KITCHEN & conservatory. 4 bedrooms with ENSUITE to main & family bathroom. uPVC DG & GCH throughout with enclosed rear garden, driveway & INTEGRAL GARAGE.

\* CALL TO VIEW \*

#### ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this spacious home. With fitted carpet, radiator and power points. Carpeted stairs to the first floor, door into the lounge and the...

#### CLOAKROOM / WC

White suite comprises a low level WC and pedestal basin. Tiled top to toe with opaque uPVC double glazed window and radiator.

#### LOUNGE

16' 9" x 12' 11" (5.11m x 3.94m narrowing to 2.68m)  
Spacious lounge has room for the whole family with fitted carpet, uPVC double glazed bay window, radiator, TV, power points and a gas fire in situ. Large opening into the...



**DINING ROOM**

9' 8" x 9' 6" (2.96m x 2.92m)

Versatile reception room has fitted carpet, radiator, TV and power points. uPVC part double glazed doors into the conservatory and door into the...

**KITCHEN**

15' 5" x 9' 10" (4.70m x 3.02m)

Modern fitted kitchen has a range of grey gloss wall and base units with worktop, inset sink / drainer, integrated appliances include a range cooker, washing machine, dishwasher and fridge / freezer; central island gives additional work and storage space. Tiled flooring, uPVC double glazed windows, radiator and power points; internal door into the garage, part double glazed door out to the rear garden and under stair cupboard offering your storage solution.

**CONSERVATORY**

9' 6" x 7' 6" (2.90m x 2.29m)

Bringing the outside in... Part brick construction with uPVC double glazed windows and polycarbonate roof. Fitted carpet, power points and uPVC part double glazed French doors out to the rear garden.

**FIRST FLOOR - LANDING**

Carpeted stairs to the first floor with doors to all bedrooms and bathroom. Fitted carpet, radiator, power points, loft access and airing cupboard in situ.

**BEDROOM 1**

12' 11" x 10' 4" (3.95m max x 3.15m)

Double bedroom at the front of the home has fitted carpet, uPVC double glazed window, radiator, TV, power points and built-in wardrobes offering your storage solution. Door into the...

**ENSUITE**

White suite comprises a low level WC, pedestal basin and corner cubicle with mains shower. Tiled top to toe with opaque uPVC double glazed window, radiator and extractor.

**BEDROOM 2**

10' 7" x 8' 3" (3.23m x 2.53m)

Another double with fitted carpet, uPVC double glazed window, radiator, TV, power points and built-in wardrobes.

**BEDROOM 3**

9' 8" x 8' 11" (2.96m x 2.72m)

Fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

**BEDROOM 4**

8' 4" x 6' 4" (2.56m x 1.94m)

Last but certainly not least... Fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

**BATHROOM**

White suite comprises a low level WC, pedestal basin and panelled bath with mixer tap. Tiled flooring, opaque uPVC double glazed window, radiator and extractor.

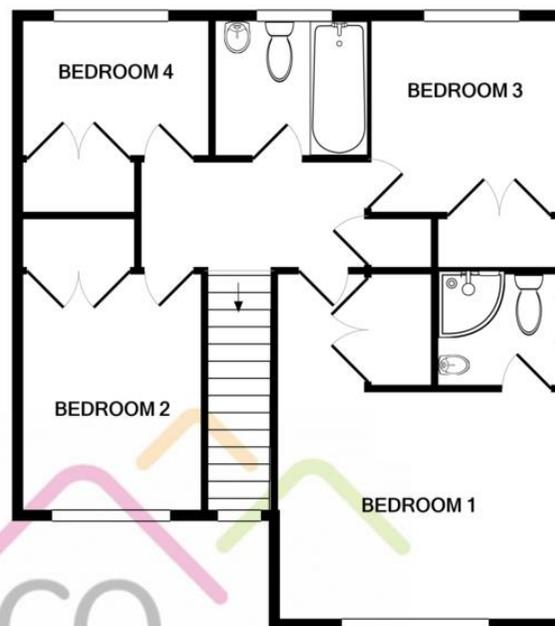
**OUTSIDE**

Low maintenance brick weave frontage provides off-road parking, mature trees and access to the INTEGRAL GARAGE (20' 2" x 8' 6" (6.16m x 2.61m)) with roller door, power points and internal door into the property. To the rear of the property, the garden is laid to lawn with a generous patio area, raised beds with mature flowers and shrubs. Timber shed offers your external storage solution, outside lighting and water taps. Side access to the front of the home.

**EAST SUFFOLK COUNCIL TAX - BAND D****ENERGY PERFORMANCE CERTIFICATE RATING - D**



GROUND FLOOR  
APPROX. FLOOR  
AREA 756 SQ.FT.  
(70.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 592 SQ.FT.  
(55.0 SQ.M.)

ASHTREE GARDENS, CARLTON COLVILLE, NR33 8SR  
TOTAL APPROX. FLOOR AREA 1348 SQ.FT. (125.3 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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Independent Estate Agent

**Services**

**ALL MAINS SERVICES  
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East Suffolk Council  
Tax - D  
EPC Rating - D**

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