



01502 576840
www.angeandco.co.uk

Ash Close
Carlton Colville, Lowestoft, NR33 8LU
£235,000

WELL-PRESENTED home comprises an entrance hallway, lounge & OPEN-PLAN kitchen / diner with separate utility & cloakroom / WC. 3 separate bedrooms & bathroom. GCH & uPVC double glazing throughout. Low maintenance enclosed rear garden is surprisingly private & the driveway provides off-road parking for several vehicles with GARAGE.

ENTRANCE HALL

Providing access to the lounge and stairs up to the first floor; laminate flooring, radiator, telephone and power points.

LOUNGE 13' 4" x 13' 0" (4.08m x 3.97m)

Overlooking the front of the home through the uPVC double glazed bay window the lounge features laminate flooring, radiator, wall lighting, TV and power points; under stair cupboard gives storage.

KITCHEN / DINER 16' 3" x 8' 0" (4.97m x 2.46m)

Shaker style kitchen with wall and base units, inset sink / drainer and integral appliances include double wall oven with gas hob and extractor fan over; space / plumbing for your other chosen appliances. Tiled flooring, radiator, power points and the gas central heating / domestic hot water combination boiler in situ. Opening into the...

UTILITY ROOM

9' 8" x 6' 9" (2.96m x 2.06m) narrowing to 0.89

A great addition to the home gives space; laminate flooring, uPVC double glazed window, radiator, power points and the consumer unit in situ. uPVC double glazed stable door out to the rear garden and internal door into the...

CLOAKROOM / WC

White suite comprises low level WC and vanity unit with inset basin. Laminate flooring and uPVC double glazed window.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor with doors to all bedrooms and bathroom. uPVC double glazed window, power point and airing cupboard with shelving and radiator; loft access in situ.

BEDROOM 1 12' 4" x 8' 6" (3.76m x 2.60m)

Double bedroom at the front of the home has laminate flooring, uPVC double glazed window, radiator, TV and power points.

BEDROOM 2 9' 8" x 9' 4" (2.95m x 2.86m)

Another double bedroom has laminate flooring, uPVC double glazed window and power points.

BEDROOM 3 7' 6" x 7' 5" (2.29m x 2.28m)

Laminate flooring, uPVC double glazed window, radiator, power points and built-in wardrobe.

BATHROOM

Modern white suite comprises a low level WC, pedestal basin and panelled bath with mains shower and screen. Tiled flooring, opaque uPVC double glazed window and heated towel rail.

OUTSIDE

Low maintenance gardens give ease and space... Frontage and side provides plenty of off-road parking. GARAGE has been divided into part store and part office area with lighting and power points. Rear garden is surprisingly private with mature shrub borders and seating areas that are perfectly positioned for everyday sun. Paving, attractive aggregate and artificial grass, outside lighting and water tap; side pedestrian access to the side driveway.

EAST SUFFOLK COUNCIL TAX - BAND C

ENERGY PERFORMANCE CERTIFICATE RATING - D



ASH CLOSE, CARLTON COLVILLE
TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.1 SQ.M.)
Whilst every care has been made to ensure the accuracy of the floor plan, measurements of doors, windows, recesses and built-in 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 condition can therefore be given.
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Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: info@angeandco.co.uk

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