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**Beech Road**  
Carlton Colville, Lowestoft, NR33 8JG  
**'Offers In Excess Of' £200,000**

Set on a popular road in CARLTON COLVILLE is this 3 bed semi-detached BUNGALOW. Requiring modernisation, the property is an ideal project for any DIY enthusiast or those looking to put their own stamp on their next home. Conveniently located close to a range of amenities with EXCELLENT transport links into Lowestoft, Beccles & further afield to Norwich. The property is available to view & offered to the market with NO ONWARD CHAIN. Accommodation comprises; entrance hall, 2 reception rooms, kitchen / dining area, 3 separate bedrooms & bathroom. Enclosed rear garden, off-road parking & DOUBLE GARAGE.

#### ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home... Fitted carpet, telephone, power points and loft access in situ. Door into the...

#### LOUNGE

12' 0" x 8' 11" (3.68m x 2.74m)

With openings into the garden room and the kitchen / diner, the lounge offers the potential for spacious open-plan living... Fitted carpet, radiator, TV and power points.

#### GARDEN ROOM

9' 8" x 5' 5" (2.97m x 1.67m)

Versatile second reception has views over the rear garden through the aluminium double glazed sliding doors out to the rear garden. Fitted carpet, radiator and power points.

#### KITCHEN / DINER

27' 5" x 6' 4" (8.37m x 1.95m narrowing to 1.49m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, gas hob with extractor over, oven, grill and space / plumbing for your chosen appliances. Part vinyl flooring, part fitted carpet, uPVC double glazed windows, radiator, power points and uPVC part double glazed door out to the rear garden; cupboards offering your storage solution and housing the gas central heating boiler (in need of replacement).

#### BEDROOM 1

12' 8" x 11' 0" (3.87m x 3.37m)

Double bedroom to the front of the home has fitted carpet, uPVC double glazed bay window, radiator and power points; built in wardrobes offer your storage solution.

#### BEDROOM 2

11' 4" x 10' 11" (3.47m x 3.35m)

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

#### INNER HALLWAY

Giving access to bedroom 3 and the bathroom; fitted carpet.

#### BEDROOM 3

10' 0" x 8' 11" (3.05m x 2.72m)

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

#### BATHROOM

8' 7" x 7' 8" (2.62m x 2.36m)

Suite comprises a low level WC, vanity unit with inset basin, panelled bath and cubicle with mains shower. Vinyl flooring, opaque uPVC double glazed window and radiator.

#### OUTSIDE

Paved frontage has an array of mature flowers and shrubs set into borders and raised beds. Pedestrian path to the side of the home gives access to the larger than expected rear garden... Well established with mature trees and shrubs, lawn and shingle areas, timber shed offering your storage solution, greenhouse providing the perfect place to grown your own and summer house. Pedestrian path leading to the DOUBLE GARAGE with vehicular up and over door and concrete hardstanding to the front giving off-road parking.

#### EAST SUFFOLK COUNCIL TAX - BAND B

#### ENERGY PERFORMANCE CERTIFICATE RATING - D



BEECH ROAD, CARLTON COLVILLE, NR33 8JG  
TOTAL APPROX. FLOOR AREA 796 SQ. FT. (73.9 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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**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.

