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**Elmdale Drive**  
Carlton Colville, Lowestoft, NR33 8DQ  
**'Offers In Excess Of' £270,000**

Set in a popular CARLTON COLVILLE location, this 3 bed DETACHED HOUSE would make a wonderful home & is offered for sale with NO ONWARD CHAIN. Close to all LOCAL AMENITIES including schooling, a supermarket, doctors surgery & pharmacy with public transport on your doorstep... Accommodation comprises entrance hallway, SPACIOUS LOUNGE, versatile 2nd reception & KITCHEN / DINER; 3 bedrooms, family bathroom & cloakroom / WC. uPVC DG & GCH throughout. LOW MAINTENANCE front & rear gardens, DRIVEWAY & GARAGE.

#### ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home... Providing the perfect place for your outdoor wears, the hallway has fitted carpet, uPVC double glazed window and radiator. Door into the lounge and the...

#### CLOAKROOM / WC

White suite comprises a low level WC and wash basin. Tiled flooring, opaque uPVC double glazed window, radiator and extractor.

#### LOUNGE 14' 4" x 13' 11" (4.39m x 4.26m) max

Overlooking the front of the home through the uPVC double glazed window, this good size lounge has fitted carpet, radiator, TV, telephone and power points. Door into the...

#### RECEPTION ROOM 8' 7" x 8' 1" (2.63m x 2.47m)

A versatile reception room for you to utilise however you wish... Fitted carpet, uPVC double glazed window, radiator and power points; under stair cupboard gives storage. Opening into the...

#### KITCHEN / DINER 18' 8" x 9' 1" (5.70m x 2.79m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, oven with electric hob and extractor over and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, radiator, power points and the gas central heating boiler in situ. uPVC part double glazed door and double glazed sliding doors out to the rear garden.

#### FIRST FLOOR - LANDING

Carpeted stairs to the first floor with access to all bedrooms and bathroom... Fitted carpet, uPVC double glazed window, power points, cupboard gives storage and loft access in situ.

#### BEDROOM 1 12' 11" x 9' 10" (3.94m x 3.00m) max

Double bedroom to the front of the home has fitted carpet, uPVC double glazed window, radiator and power points.

#### BEDROOM 2 10' 5" x 8' 8" (3.19m x 2.66m)

Another double has fitted carpet, uPVC double glazed window, radiator, power points and wardrobes give storage.

#### BEDROOM 3 7' 9" x 7' 2" (2.37m x 2.19m)

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

#### BATHROOM

White suite comprises a low level WC, vanity unit with inset basin and panelled bath with electric shower over. Fitted carpet, opaque uPVC double glazed window and radiator.

#### OUTSIDE

Low maintenance shingle frontage has mature shrubs set into borders. Pedestrian path to the front of the home and driveway providing off-road parking with access to the... GARAGE with vehicular up and over door, power and light. Gated side access leads to the... Rear garden has shingle borders and a large patio area perfect for alfresco dining. Outside lighting, power points and water tap.

#### EAST SUFFOLK COUNCIL TAX - BAND C

#### ENERGY PERFORMANCE CERTIFICATE RATING - C



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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.