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Broadoak Close
Carlton Colville, Lowestoft, NR33 8SU
'Offers In Excess Of' £180,000



Tucked away in a QUIET cul-de-sac in a popular CARLTON COLVILLE location, this 2 bed end terraced house is an IDEAL STARTER HOME or potential investment. With popular local PRIMARY SCHOOL in close proximity, along with shops, doctors, pharmacy & excellent transport links, the property is ideally located for a wide range of amenities.

Accommodation comprises; entrance porch, large LOUNGE / DINER, kitchen, 2 DOUBLE bedrooms & family bathroom. Enclosed rear garden, driveway & GARAGE.

PORCH

5' 10" x 4' 4" (1.79m x 1.34m)

Providing the perfect place for your outer wear, the porch has tiled flooring, opaque uPVC double glazed window and an internal door into the...

LOUNGE / DINER

19' 7" x 11' 8" (5.98m x 3.56m)

Open-plan lounge / diner has fitted carpet, uPVC double glazed window, radiator, TV and power points; under stair cupboard gives storage. Door into the...

KITCHEN

11' 7" x 7' 7" (3.54m x 2.32m)

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

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with access to both bedrooms and bathroom. Fitted carpet and loft access in situ.

BEDROOM 1

11' 8" x 11' 0" (3.56m x 3.37m) max

Good size double bedroom to the front of the home has laminate flooring, uPVC double glazed window, radiator, TV and power points; over stair cupboard gives storage.

BEDROOM 2

11' 8" x 9' 4" (3.56m x 2.86m)

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

BATHROOM

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

OUTSIDE

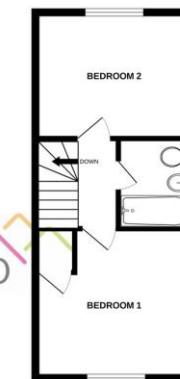
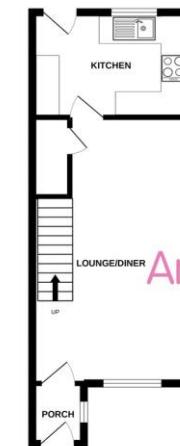
Laid to lawn frontage has a pedestrian path leading to the front of the home and gated side access to the... Mainly laid to lawn rear garden has mature shrubs set into borders, a patio area perfect for alfresco dining and a timber shed offering your external storage solution. Outside lighting and water tap.

EAST SUFFOLK COUNCIL TAX - BAND A

ENERGY PERFORMANCE CERTIFICATE RATING - C

GROUND FLOOR
340 sq ft. (31.6 sq.m) approx.

1ST FLOOR
318 sq ft. (29.6 sq.m) approx.



BROOKMAN CLOSE, CARLTON COLVILLE

TOTAL FLOOR AREA: 658 sq ft. (60.5 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. Prospective buyers must satisfy themselves as to the accuracy of the measurements and we shall not be held responsible for any inaccuracies.

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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.