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Harebell Way
Carlton Colville, Lowestoft, Suffolk, NR33 8EX
'Offers In Excess Of' £140,000

Tucked away in a quiet CUL-DE-SAC in Carlton Colville, this SEMI-DETACHED home offers low maintenance living & is available to VIEW NOW. Conveniently located within reach of Rosedale Doctors Surgery, pharmacies, shops & Uplands Community Centre. Additionally, the property is just a short distance from CARLTON MARSHES, a Suffolk Wildlife Trust site spread over 405 hectares with walking trails & grazing animals, ideal for those interested in the great outdoors.

Accommodation comprises; LOUNGE / DINER, kitchen, DOUBLE bedroom & family bathroom. uPVC DG throughout with electric heating, enclosed REAR GARDEN & GARAGE en-bloc. AVAILABLE NOW.

LOUNGE

10' 4" x 14' 1" (3.17m x 4.31m narrowing to 3.56m)

Overlooking the front of the home through the uPVC double glazed window, the lounge features fitted carpet, electric radiator, TV and power points; built-in cupboard and gas fire in situ. Opening into the...

KITCHEN / DINER

14' 0" x 7' 6" (4.29m x 2.30m)

Open-plan area has wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, electric radiator, power points and the hot water boiler in situ. Part glazed door to the rear garden and spiral stair case up to the...

FIRST FLOOR - LANDING

Open tread spiral staircase leads up to the first floor with doors to the bathroom and bedroom.

BEDROOM

14' 0" x 8' 10" (4.27m x 2.70m)

Excellent size double bedroom has fitted carpet, uPVC double glazed window, electric radiator and power points; built-in wardrobe and cupboard give storage.

BATHROOM

6' 5" x 6' 3" (1.96m x 1.93m)

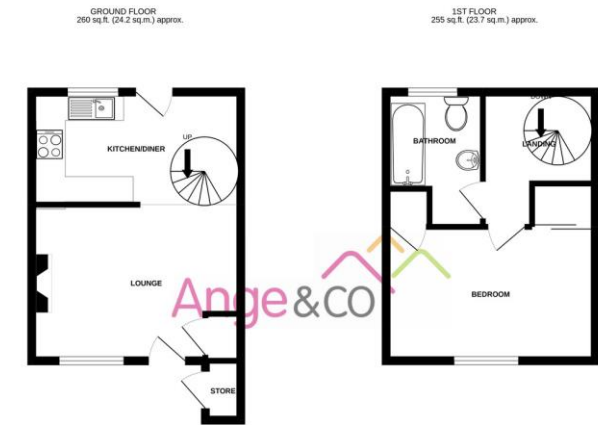
White suite comprises a low level WC, vanity unit with inset basin and a panelled bath. Vinyl flooring, opaque uPVC double glazed window and loft access in situ.

OUTSIDE

Laid to lawn frontage has a pedestrian path to the front of the home. STORE provides your external storage solution and gated side access leads to the... Mainly laid to lawn rear garden has mature shrubs set into borders. Pedestrian path leads to the timber shed; outside lighting. Garage en bloc and driveway provide off-road parking.

FREEHOLD

EAST SUFFOLK COUNCIL TAX - BAND A
ENERGY PERFORMANCE RATING - TBC



HAREBELL WAY, CARLTON COLVILLE, LOWESTOFT
TOTAL FLOOR AREA: 515 sq ft (47.8 sq m) approx.
*All areas shown are approximate and should be used as a guide only. Measurements are taken to the face of the walls and are not intended to be used as a basis for any legal or other statement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The property, fixtures and appliances are shown as they are and are not intended to be used as a basis for any legal or other statement. Measurements are taken to the face of the walls and are not intended to be used as a basis for any legal or other statement. Measurements are taken to the face of the walls and are not intended to be used as a basis for any legal or other statement.

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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.