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**Alder Drive**  
Carlton Colville, Lowestoft, NR33 8NH  
**£325,000**

Considerably IMPROVED by the current owners, this 3 bed DETACHED property is READY TO MOVE INTO. In recent years the property has undergone a major makeover having been REWIRED, replumbed with an ENERGY EFFICIENT BOILER & EXTENDED to create a larger kitchen / diner area with a separate utility. Offering well proportioned accommodation, the property benefits from OPEN-PLAN living space & is tucked away in a beautiful spot in Carlton Colville. Situated in close proximity to a range of schools & facilities including doctors, pharmacies & transport links, the property is conveniently located for many of your daily needs.

Accommodation comprises entrance hall, CLOAKROOM / WC, spacious lounge, open-plan KITCHEN / DINER, separate UTILITY & conservatory. 3 first floor bedrooms, ENSUITE to main & family bathroom; uPVC DG & GCH throughout. Enclosed rear garden, driveway & GARAGE.

#### ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this family home... Laminate flooring, opaque uPVC double glazed windows, radiator and power points. Doors into the lounge, kitchen / diner and the...

#### CLOAKROOM / WC

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

#### LOUNGE

14' 7" x 11' 5" (4.47m x 3.50m)

Good size lounge overlooks the front garden and green through the uPVC double glazed window. Laminate flooring, radiator, TV and power points.



**KITCHEN / DINER****18' 2" x 17' 6" (5.54m x 5.35m) max**

Open-plan kitchen / diner provides the perfect place to entertain while creating your culinary delights... Modern fitted kitchen comprises a range of shaker style wall and base units with worktop and breakfast bar, inset sink / drainer, double oven, gas hob with extractor over and space / plumbing for your chosen appliances. Tiled flooring, Velux and uPVC double glazed windows, radiators and power points. uPVC double glazed sliding doors into the conservatory and door into the...

**UTILITY ROOM****12' 4" x 5' 2" (3.78m x 1.58m)**

A handy extension of the kitchen, the utility room has wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Tiled flooring, Velux and uPVC double glazed windows and extractor; loft access and the gas central heating / domestic hot water combination boiler in situ. uPVC part double glazed doors out to the front of the home.

**CONSERVATORY****9' 3" x 7' 10" (2.84m x 2.40m)**

Part brick construction has uPVC double glazed windows and a polycarbonate roof. Tiled flooring, power points and uPVC double glazed French 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 and power points; loft access in situ.

**BEDROOM 1****12' 7" x 8' 9" (3.86m x 2.69m) max**

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

**ENSUITE**

White suite comprises a low level WC, vanity unit with inset basin and shower cubicle. Tiled flooring, radiator, shaver point and extractor.

**BEDROOM 2****12' 4" x 10' 3" (3.77m x 3.13m) max**

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

**BEDROOM 3****8' 3" x 7' 4" (2.53m x 2.26m)**

Last but certainly not least... Laminate flooring, uPVC double glazed window, radiator, power points and over stair cupboard offering your storage solution.

**BATHROOM**

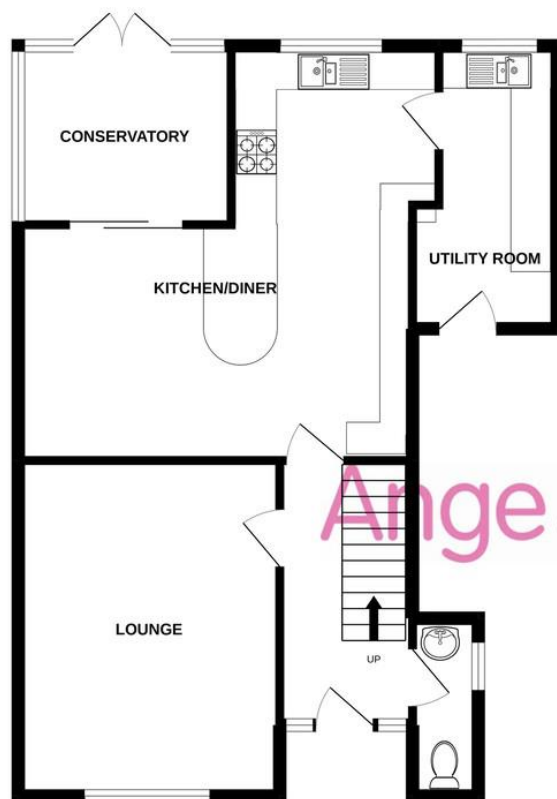
White suite comprises a low level WC, pedestal basin and a 'P' shaped panelled bath with mains shower and screen. Tiled flooring, opaque uPVC double glazed window, radiator and extractor.

**OUTSIDE**

Laid to lawn front and rear gardens have an array of mature trees, flowers and shrubs set into borders. Pedestrian path leads to the front of the home and side access to the rear garden. Outside lighting, water tap and rear gated access leading the to the... GARAGE (17' 5" x 8' 4" (5.33m x 2.56m)) with vehicular up and over door, power and light; driveway to the front provides off-road parking.

**EAST SUFFOLK COUNCIL TAX - BAND C****ENERGY PERFORMANCE CERTIFICATE RATING - D**

GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



ALDER DRIVE, CARLTON COLVILLE, NR33 8NH

TOTAL FLOOR AREA : 1090 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Independent Estate Agent

**ALL MAINS SERVICES  
GAS CENTRAL HEATING  
FREEHOLD**

**East Suffolk Council Tax - C  
EPC Rating - D**

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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.

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