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**Celandine Close**  
Carlton Colville, Lowestoft, NR33 8EU  
**£210,000**

Tucked away in a quiet CUL-DE-SAC, this DECEPTIVELY SPACIOUS 3 bed semi-detached house is offered 'FOR SALE' with NO ONWARD CHAIN...

Accommodation comprises entrance porch, LOUNGE / DINER, kitchen; 3 SEPARATE BEDROOMS, bathroom & cloakroom / WC. uPVC double glazing & GCH throughout. Laid to lawn FRONT & REAR GARDENS, driveway & GARAGE.

\* NO ONWARD CHAIN \*

### ENTRANCE PORCH

Through the uPVC door into the entrance porch... Providing the perfect place to leave your outdoor wears, the porch has fitted carpet, opaque uPVC double glazed window, radiator and internal doors into the lounge / diner and the...

### CLOAKROOM / WC

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

### LOUNGE / DINER

21' 3" x 13' 2" (6.48m x 4.02m) max

Open-plan lounge / diner overlooks the front of the home through the uPVC double glazed window... Fitted carpet, wall lighting, radiator, TV and power points. Carpeted stairs to the first floor, uPVC double glazed sliding doors out to the rear garden and internal door into the...

### KITCHEN

10' 4" x 10' 4" (3.17m x 3.16m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window, radiator, power points and the gas central heating boiler in situ. Under stair cupboard gives storage and uPVC part double glazed door leads out to the rear garden.

### FIRST FLOOR - LANDING

Carpeted stairs to the first floor with access to all bedrooms and bathroom. Fitted carpet, power points and loft access in situ.

### BEDROOM 1

12' 4" x 9' 10" (3.77m x 3.02m)

Double bedroom to the rear of the home has fitted carpet, 2 Velux windows, radiator and power points.

### BEDROOM 2

12' 5" x 10' 11" (3.81m narrowing to 2.77m x 3.35m)

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

### BEDROOM 3

10' 5" x 7' 11" (3.19m x 2.43m) max

Last but certainly not least... Fitted carpet, Velux window, radiator, power points and over stairs cupboard gives storage and houses the hot water cylinder.

### BATHROOM

Suite comprises a low level WC, pedestal basin and panelled bath. Fitted carpet, Velux window and radiator.

### OUTSIDE

Laid to lawn frontage with pedestrian path to the front of the home; driveway provides off-road parking and gives access to the... GARAGE with vehicular up and over door. Laid to lawn rear garden offers a blank canvas, concrete hard standing and gated side access to the front of the home.

### FREEHOLD TENURE

EAST SUFFOLK COUNCIL TAX - BAND B

ENERGY PERFORMANCE CERTIFICATE RATING - C



CELANDINE CLOSE, CARLTON COLVILLE  
TOTAL FLOOR AREA: 879 sq ft (81.7 sq m) approx.  
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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.

