



49 BURLINGHAM DRIVE

Carlton Colville, Lowestoft, Suffolk, NR33 8GD

£400,000

BROWN & CO

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DESCRIPTION

No. 49 Burlingham Drive comprises a detached four-bedroom family home constructed of red brick elevations under a pitched pantile roof, together with an attractive conservatory and garaging. The property is located in the popular suburb of Carlton Colville and will be of great interest to buyers looking for an executive property with excellent access links to Beccles and Oulton Broad.

The property is approached to the front via a covered porch entrance into a spacious entrance hall. The principal ground floor rooms are light and airy, with the house enjoying a distinctive flow between them which has been lovely for the current owners when entertaining. The sitting room enjoys French doors into the conservatory which enjoys views out over the garden. The kitchen breakfast room features a bar area and a good range of integrated appliances. A cloakroom completes the ground floor accommodation.

To the first floor there are four double bedrooms and the main family bathroom positioned off the landing. The principal bedroom enjoys an en-suite. The property benefits from uPVC double glazing throughout.

No. 49 Burlingham Drive is approached from the north into a cul-de-sac with a large turning circle and there is off-road parking for several vehicles together with a double garage which can be accessed from the front and rear garden. The gardens are mainly laid to lawn and are fully enclosed by panel fencing. There is a large, terraced area ideal for a table and chairs and there is a summer house positioned along the rear boundary.

Services: Gas central heating, mains water, mains drainage, mains electricity.

LOCATION

Carlton Colville is a lovely suburb being strategically situated between Lowestoft and Beccles, within easy reach of the Suffolk Heritage Coast and within striking distance of Ipswich and Norwich.

DIRECTIONS

From the Beccles Road heading towards Lowestoft head past The Crown pub on the right and take the fourth exit onto the A1145. At the next roundabout take the second exit onto Chapel Road. Follow Chapel Road for approximately 200 yards and then take a left turn onto Monarch Way. Take the fourth right onto Burlingham Drive and follow this road till the very end where number 49 will be on the right-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B

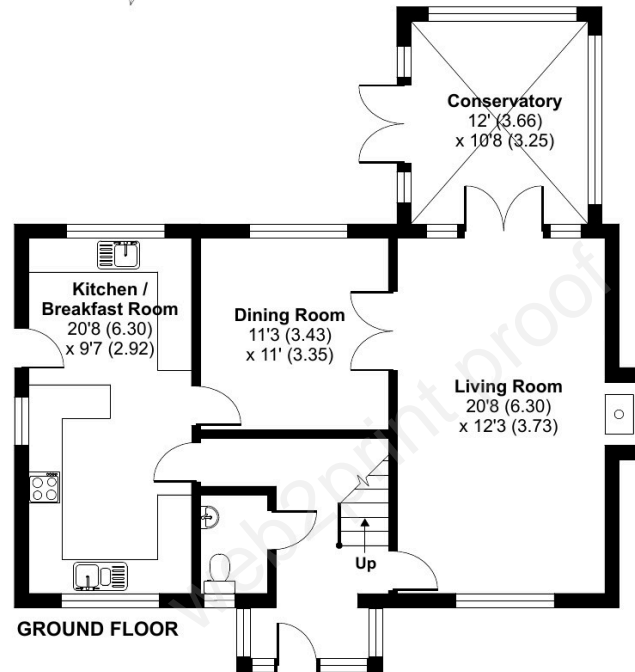




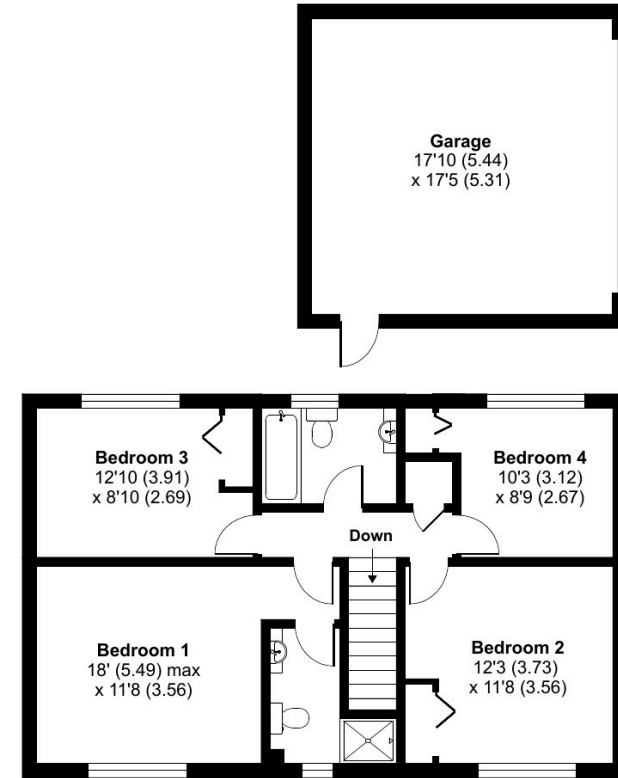
Burlingham Drive, Carlton Colville, Lowestoft, NR33

Approximate Area = 1917 sq ft / 178 sq m (includes garage)

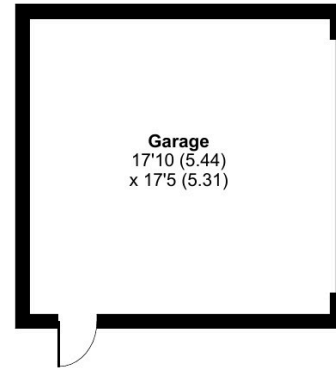
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Brown & Co. REF: 875031

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