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Monarch Way
Carlton Colville, Lowestoft, NR33 8GH
'Offers In Excess Of' £315,000

LOW MAINTENANCE, EASY MODERN DAY LIVING.
This 4 bed link detached home is **READY TO MOVE INTO** & set on the Popular Tramway / Oaks development in Carlton Colville, just off the A146 making the commute to Norwich, Beccles & Lowestoft easily accessible...

IMMACULATELY presented, the property comprises an entrance hallway, cloakroom / WC, kitchen / breakfast room, dining room & lounge; 4 **SEPARATE BEDROOMS**, ensuite to main & family bathroom. Low maintenance front & rear gardens & **DRIVEWAY**.

ENTRANCE HALLWAY

Providing the perfect place for your outdoor wears, the hallway has laminate flooring, radiator, telephone and power points; cupboard offers your storage solution. Carpeted stairs up to the first floor and door into the...

KITCHEN / BREAKFAST ROOM

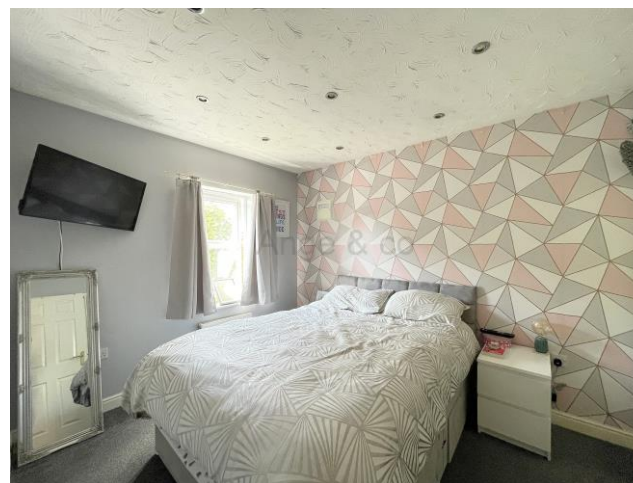
13' 0" x 8' 2" (3.98m x 2.51m)

Fitted kitchen comprises a range of shaker style wall and base units with worktop, breakfast bar, inset sink / drainer, oven with gas hob and extractor over and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, radiator, power points and large opening into the...

DINING ROOM

15' 8" x 15' 0" (4.79m x 4.58m) max

Originally the lounge; however now utilised as a spacious dining room... Laminate flooring, uPVC double glazed window, radiator, TV and power points; electric fire with feature surround in situ. Under stair cupboard gives storage and door into the...



LOUNGE**18' 5" x 9' 4" (5.63m x 2.87m)**

Converted garage is now a generous lounge which overlooks the front of the home through the uPVC double glazed window and has fitted carpet, radiator, TV and power points. uPVC double glazed French doors lead out to the rear garden.

CLOAKROOM / WC

White suite comprises a low level WC and pedestal basin. Vinyl flooring, opaque uPVC double glazed window and radiator.

FIRST FLOOR - LANDING

Carpeted stairs to the first floor with doors to all bedrooms and bathroom. Fitted carpet, over stair cupboard and loft access in situ.

BEDROOM 1**10' 11" x 8' 9" (3.35m x 2.67m)**

Double bedroom to the front of the home with fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes offering your storage solution. Door into the...

ENSUITE

White suite comprises a low level WC, pedestal basin and shower cubicle. Vinyl flooring, opaque uPVC double glazed window, heated towel rail and extractor fan.

BEDROOM 2**16' 6" x 9' 10" (5.03m x 3.00m)**

Another double bedroom with fitted carpet, uPVC double glazed window, Velux window, radiator, power points and built-in wardrobe.

**BEDROOM 3****10' 10" x 8' 5" (3.31m x 2.57m)**

Fitted carpet, uPVC double glazed window, radiator, TV and power points; built-in wardrobe.

BEDROOM 4**7' 8" x 5' 1" (2.36m x 1.56m)**

Last but certainly not least... Fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM**6' 4" x 6' 3" (1.95m x 1.91m)**

Modern white suite comprises low level WC, pedestal basin and panelled bath with mixer tap and screen. Vinyl flooring, opaque uPVC double glazed window and heated towel rail.

**OUTSIDE**

Laid to lawn frontage has a mature tree and pedestrian path to the front of the home; brick weave driveway providing off-road parking. Gated side access to the... Rear garden is laid to lawn with a decking area with artificial grass, shingle borders and mature shrubs. SUMMER HOUSE and timber shed offering your storage solution. Outside lighting and water tap. ER

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



MONARCH WAY, CARLTON COLVILLE, NR33 8GH

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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Freehold Tenure
East Suffolk Council
Tax – D
EPC Rating - C

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