



## Monarch Way, Carlton Colville, Lowestoft

Guide Price £400,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Detached Family Home
- ✓ Sought After Residential Location
- ✓ Presented In Good Order
- ✓ Four Reception Rooms
- ✓ Four Bedrooms & Two Bathrooms
- ✓ Private Landscaped Gardens
- ✓ Double Garage & Driveway Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116







**NO CHAIN.** Presented in **IMMACULATE ORDER** and offering accommodation in excess of 1300 Sq ft (stms), this **FOUR BEDROOM DETACHED FAMILY HOME** is the perfect next step on the ladder. Located within the popular residential location of Carlton Colville close to the coast, on a quiet development, this executive style home has been upgraded by the current owners to include **HIGH SPECIFICATION ANTHRACITE DOUBLE GLAZING**, updated bathrooms and kitchen, and a **LOVELY GARDEN ROOM EXTENSION** to the rear. The accommodation itself comprises an entrance hall with cloakroom, **STUDY** room, separate **DINING ROOM**, kitchen/breakfast room with utility space, and sitting room leading into the extended **GARDEN ROOM**. On the first floor you will find **FOUR AMPLE BEDROOMS** all with **BUILT-IN WARDROBES**, **EN-SUITE** shower room to the main bedroom and family bathroom. Externally the rear garden has been well landscaped with an **ATTRACTIVE TERRACE PATIO** and lawns. There is also a **DETACHED DOUBLE GARAGE & PARKING**.

#### **LOCATION**

Carlton Colville is a popular village located next to the town of Lowestoft, a seaside town situated to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

#### **DIRECTIONS**

You may wish to use your Sat-Nav (NR33 8GH), but to help you...coming from the A146 towards to Carlton Colville enter the roundabout and take the third exit onto the A1145. At the next roundabout take the second exit continuing straight over and then turning left onto Monarch Way. The property can be found on the left hand side indicated by our 'for sale' board.

The property is approached via a paved pathway leading to covered entrance porch and main entrance door. There is a double garage and off road parking for 2 cars found to the side of the property.

Composite entrance door to:

#### **ENTRANCE HALL**

Karndean Flooring, radiator, electric fuse box, stairs to first floor landing, built-in storage cupboard, smooth coved ceiling, doors to:

#### **STUDY**

6' 8" x 6' 7" (2.03m x 2.01m) Karndean Flooring, radiator, uPVC double glazed window to front, telephone point, smooth coved ceiling.







#### **KITCHEN/BREAKFAST ROOM**

13' 6" x 12' (4.11m x 3.66m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob, built-in electric double oven and extractor fan over, space for fridge/freezer, built-in breakfast bar, tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, coved ceiling, door to:

#### **UTILITY ROOM**

5' 9" x 5' 2" (1.75m x 1.57m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, space for dishwasher, space for washing machine, tiled flooring, radiator, uPVC double glazed door to rear, wall mounted gas fired central heating boiler, coved ceiling.

#### **CLOAKROOM**

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, extractor fan, tiled flooring, radiator, smooth coved ceiling.

#### **DINING ROOM**

12' x 7' 8" (3.66m x 2.34m) Karndean Flooring, radiator, uPVC double glazed window to rear, smooth coved ceiling.

#### **SITTING ROOM**

19' 3" x 10' 2" (5.87m x 3.1m) Fitted carpet, radiator x2, uPVC double glazed window to front, high level television point, smooth coved ceiling, opening to:

#### **GARDEN ROOM**

10' 1" x 9' 8" (3.07m x 2.95m) Fitted carpet, uPVC double glazed windows to side, uPVC double glazed windows to rear.

#### **STAIRS TO FIRST FLOOR LANDING**

Fitted carpet, radiator, uPVC obscure double glazed window to front, built-in airing cupboard, smooth coved ceiling with loft access hatch, doors to:

#### **BEDROOM**

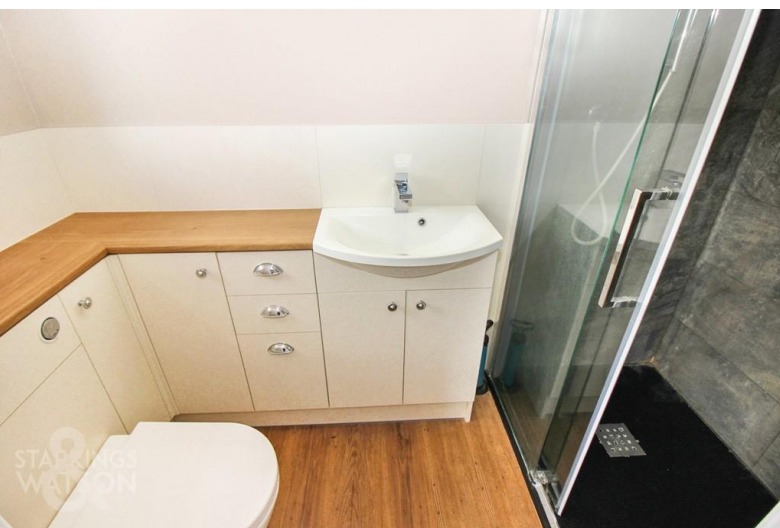
10' 2" x 7' 2" (3.1m x 2.18m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, smooth coved ceiling.

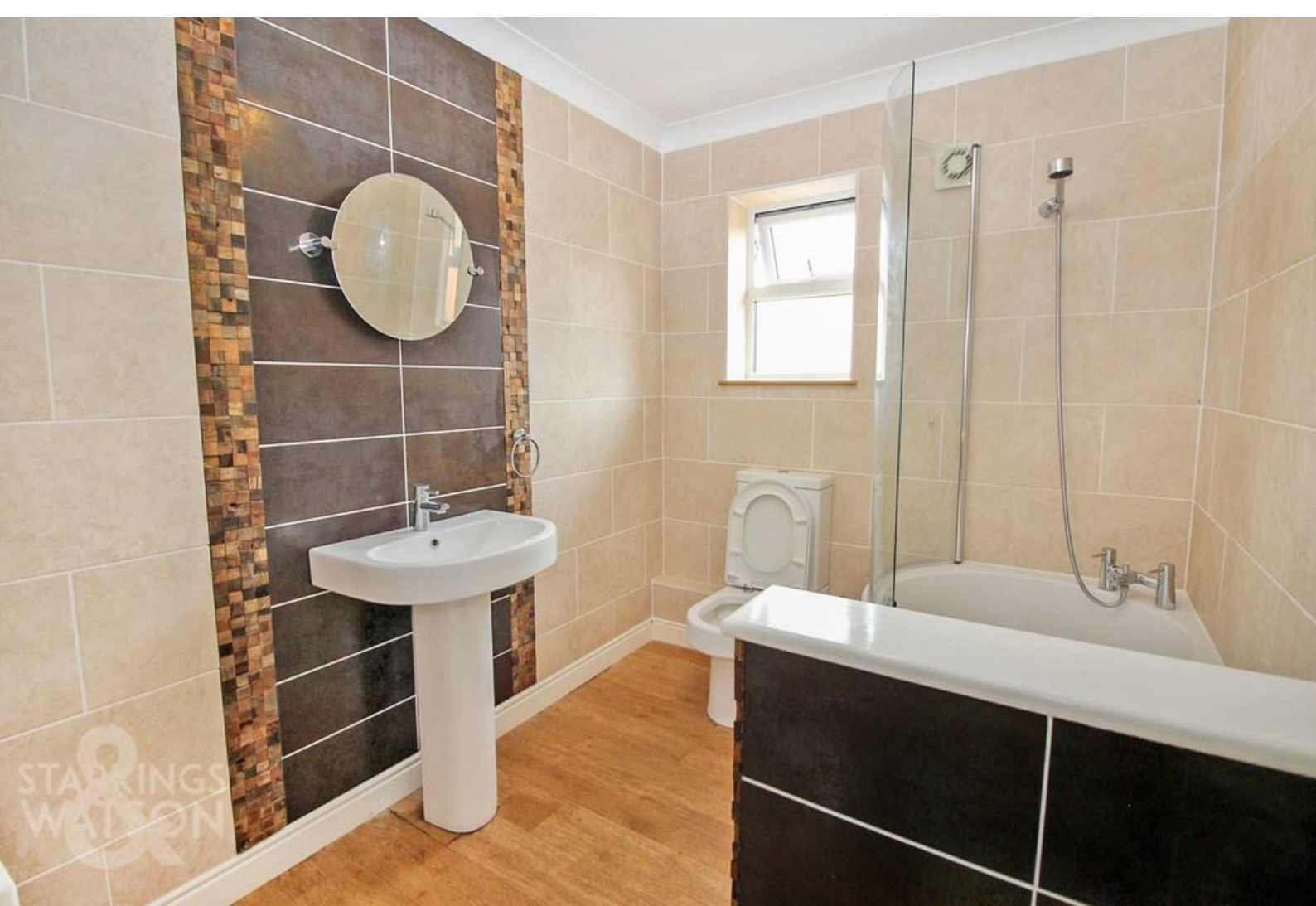
#### **DOUBLE BEDROOM**

13' 7" x 11' 8" (4.14m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in wardrobe, built-in double wardrobe, smooth coved ceiling, door to:

#### **EN SUITE**

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit and mixer tap over, double shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, Karndean Flooring, uPVC obscure double glazed window to rear, smooth coved ceiling.









#### **DOUBLE BEDROOM**

10' 6" x 7' 7" (3.2m x 2.31m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, smooth coved ceiling.

#### **DOUBLE BEDROOM**

11' 3" x 10' 3" (3.43m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling.

#### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shaped panelled bath with mixer shower tap and glazed shower screen, tiled walls, extractor fan, Karndean Flooring, radiator, uPVC obscure double glazed window to rear, smooth coved ceiling.

#### **OUTSIDE**

The private and fully enclosed rear garden is landscaped with paved terrace ideal for outside dining, a low level wall and steps up to the lawned section with sleeper bed borders. From the garden there is access to the double garage, a useful and secure paved side area giving gated access to the driveway.

#### **DOUBLE GARAGE**

Up and over door to front x2, door to rear, storage above, power and lighting.









Ground Floor  
Approximate Floor Area  
704 sq. ft  
(65.40 sq. m)

First Floor  
Approximate Floor Area  
600 sq. ft  
(55.74 sq. m)

**Approx. Gross Internal Floor Area 1304 sq. ft / 121.14 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**Centralised Hub:**

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk

starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson, Company Registration Number 10386501  
Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA  
VAT Registration Number 253 994 172