



The Firs, Carlton Colville, Lowestoft

Guide Price £270,000 - £280,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain
- ✓ Sizeable Detached Bungalow
- ✓ Popular Residential Location
- ✓ Open Plan Sitting/Dining Room
- ✓ Kitchen/Breakfast Room
- ✓ Four Bedrooms
- ✓ Enclosed Rear Garden
- ✓ Car Port & Driveway

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





NO CHAIN. This SIZEABLE DETACHED BUNGALOW is situated in the well regarded and ever popular area of Carlton Colville. Centred around the DUAL ASPECT and OPEN PLAN SITTING and DINING ROOM, the hall entrance can be found to front, with the KITCHEN/BREAKFAST ROOM to the side - well fitted with a full length BREAKFAST BAR and space for appliances - all ready for a new owner. The FOUR BEDROOMS offer a versatile layout, ideal for GUESTS or HOME WORKING, with a CLOAKROOM adjacent to one bedroom, and a SHOWER ROOM serving them all. Outside, the property benefits from a lawned garden with an ABUNDANCE of MATURE PLANTING creating a NATURAL SCREEN to the rear. OFF ROAD PARKING with a CAR PORT leads to the side.

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 8BE), 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 first exit, continuing along the A1145 and at the following roundabout take the second exit onto Lowestoft Road, which in turn leads onto The Street, then turn right onto Rectory Road and right again into The Firs where the property can be found on the right hand side.

The property is approached via a generous front garden with tandem driveway and carport above, leading to the main entrance and rear garden.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, loft access hatch, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower



cubicle with electric shower and glazed shower screen, tiled walls, extractor fan, non slip wet room flooring, vertical radiator, uPVC obscure double glazed window to side, built-in storage cupboard, smooth ceiling.

BEDROOM/STUDY

9' 1" x 8' 2" Max (2.77m x 2.49m) Fitted carpet, radiator, uPVC double glazed window to rear, telephone point.

DOUBLE BED ROOM

11' 3" x 9' 1" Max (3.43m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture.

BEDROOM

11' 4" x 8' 1" Max (3.45m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to side, television point.

SITTING ROOM

16' 7" x 10' 11" Max (5.05m x 3.33m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth coved ceiling, open plan to:

DINING ROOM

11' 7" x 7' 1" (3.53m x 2.16m) Fitted carpet, radiator, uPVC double glazed window to side, door to:

KITCHEN/BREAKFAST ROOM

11' 3" x 10' 7" Max (3.43m x 3.23m) Fitted range of wall

and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, inset electric hob and extractor fan over, built-in eye level electric double oven, space for fridge/freezer, space for dishwasher, space for washing machine, built-in breakfast bar, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to side, cupboard housing wall mounted gas fired central heating boiler.

INNER HALL

Fitted carpet, uPVC double glazed window to side, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled walls, shaver point, wall mounted vanity mirror, fitted carpet, radiator, uPVC obscure double glazed window to side.

BEDROOM

9' 10" x 7' 8" (3m x 2.34m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, door to:

OUTSIDE

Located to the outside you will find a surprisingly spacious mature garden benefitting from a mixture of

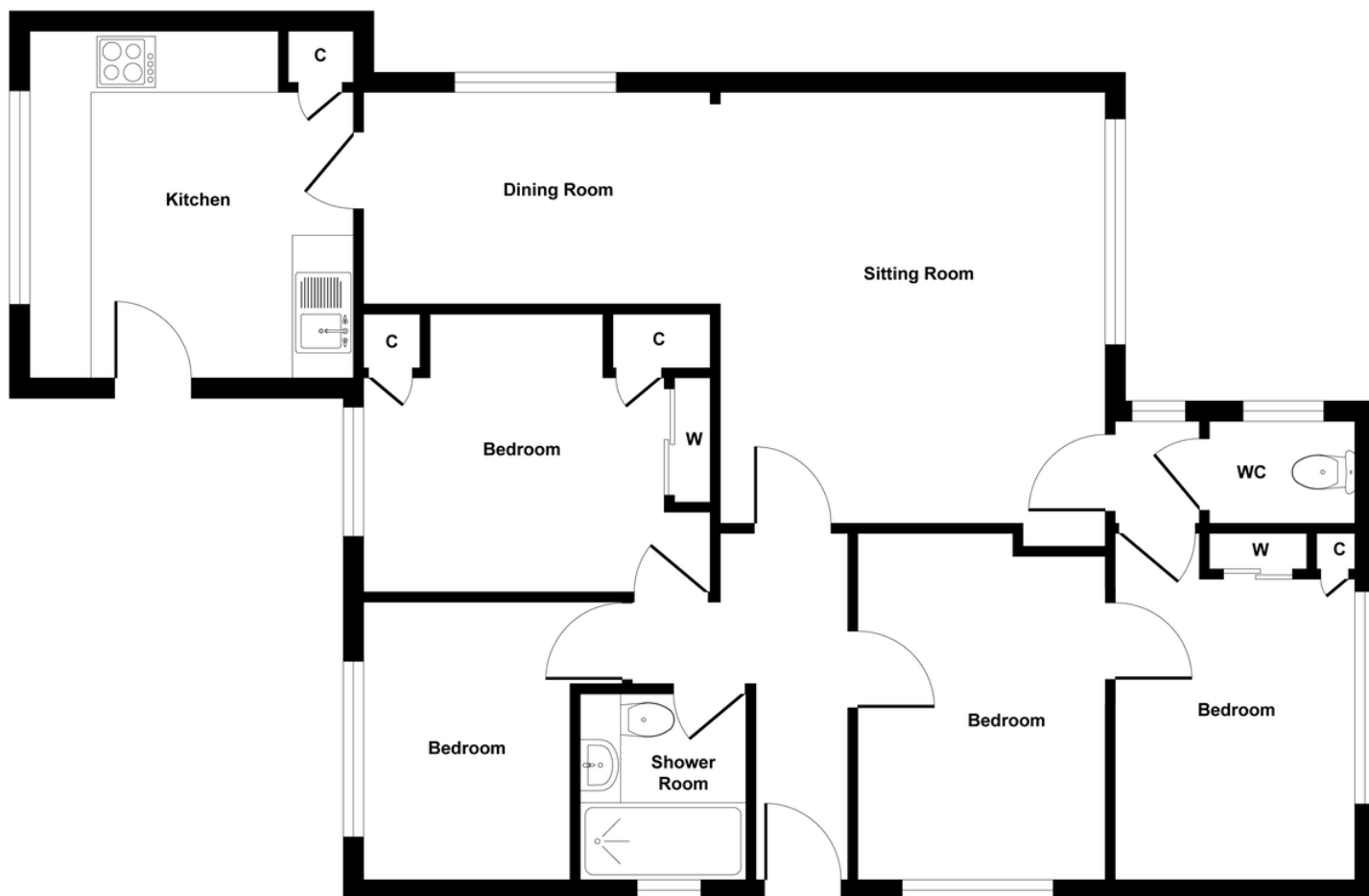






mature plants, hedging and shrubbery creating an idyllic setting for all gardening levels. A lawned area can also be found together with various patio areas providing the ideal space to relax and enjoy the garden on offer, whilst gated access leads to the carport and front of the property.





Floor Plan
Approximate Floor Area
870 sq. ft
(80.82 sq. m)

Approx. Gross Internal Floor Area 870 sq. ft / 80.82 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

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