

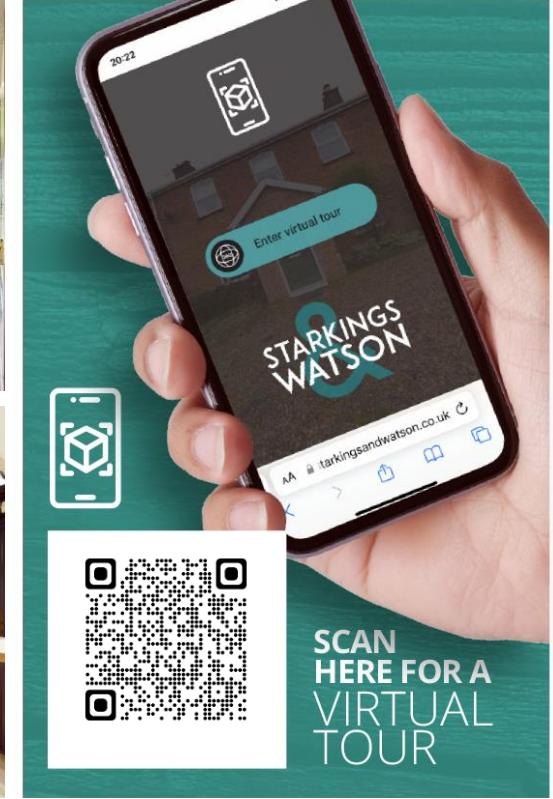
KINGSWOOD AVENUE

Carlton Colville, Lowestoft NR33 8BZ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Family Home
- Quiet Cul-De-Sac Location
- Almost 1100 SQ FT Internally (stms)
- Open Plan Reception Space
- Separate Conservatory
- Three Double Bedrooms
- Private Sunny Rear Gardens
- Driveway Parking & Garage

IN SUMMARY

This DETACHED FAMILY HOME offering THREE GENEROUS DOUBLE BEDROOMS and extending to approx. 1100 SQ FT (stms) is presented in good order and would make an excellent family home for the long term. The property is situated towards the end of a QUIET CUL-DE-SAC with no properties behind overlooking. Internally you will find an entrance hallway with W/C, large sitting/dining room with BAY WINDOW, separate reception off the kitchen and extended CONSERVATORY. On the first floor there is a family bathroom and THREE DOUBLE BEDROOMS. Externally, you will find a SUNNY and PRIVATE REAR GARDEN as well as plenty of DRIVEWAY PARKING and a SINGLE GARAGE. The property benefits from uPVC double glazing and GAS FIRED CENTRAL HEATING.

SETTING THE SCENE

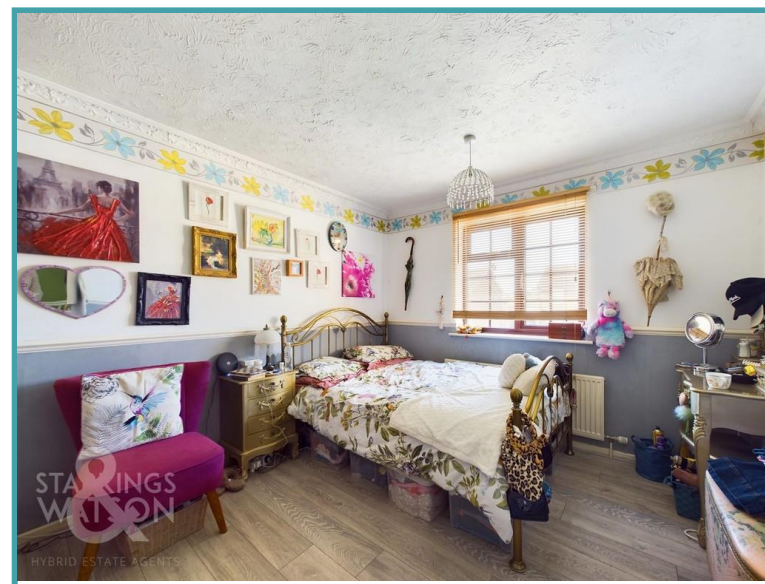
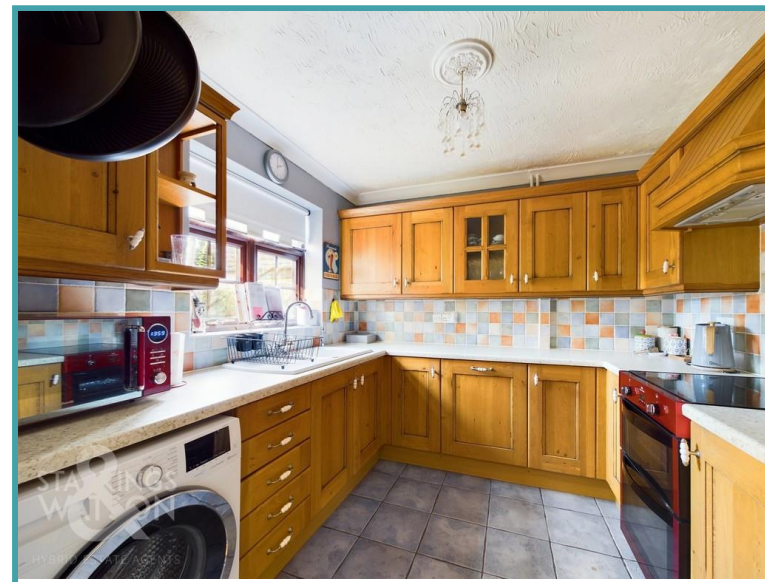
Approached via a hard standing driveway providing off road parking for a number of vehicles leading to the single garage with up and over door and power and light. To the front there is also a lawned area and access to the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front into the hallway you will find the spacious W/C and stairs to the first floor landing. The main sitting/dining room can be found to the front with a bay window and feature fireplace. There is a separate reception room which leads off the kitchen and provides access to the conservatory to the rear. This room would be ideal for another TV room or study. The conservatory provides an additional reception space for dining or seating with access onto the rear garden. The kitchen is well fitted with solid oak units and rolled edge worktops over. The kitchen provides space for a free standing oven and washing machine as well as integrated dishwasher. Heading up to the first floor landing you will find a storage/airing cupboard and loft hatch access to the insulated loft. To the rear of the house there is a family bathroom with shower over the bath as well as being fully tiled and a comfortable double bedroom. To the front of the house will find two further large double bedrooms completing the internal accommodation.

THE GREAT OUTDOORS

The sunny and private rear garden is well kept and offers a great space to be enjoyed all year round. The private rear garden comprises mainly of lawns with circular paved area and further paved terracing leading from the rear of the house also spanning around the property to the garage at the side. Within the garden there is also a timber shed and extensive planted borders with mature trees and shrubs enclosed by timber fencing.



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OUT & ABOUT

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.

FIND US

Postcode : NR33 8BZ

What3Words : ///remembers.mourner.hatch

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

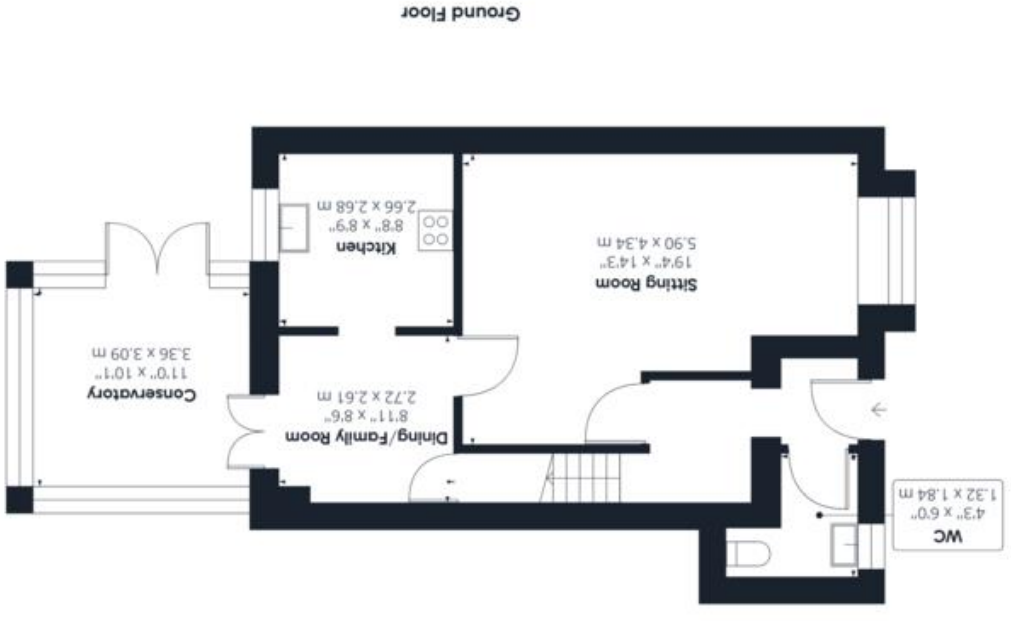
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1097.62 ft²
101.97 m²