



11 Airedale
Carleton Colville | Suffolk | NR33 8TJ

FINE & COUNTRY

PERFECTLY LOCATED FAMILY HOME



Charming four bedroom detached family home in a sought-after location, conveniently close to essential amenities and sandy beaches. This well maintained for property features three generous reception areas, an ensuite to the principal bedroom, off-street parking, and a fuss-free garden. Combining rural serenity with accessibility, this lovely property strikes the perfect balance.



KEY FEATURES

- Tastefully Presented Detached Family Home
- Sought After Location within Carlton Colville
- 4 Double Bedrooms Master with En suite
- Separate Utility Room
- 2 Spacious Reception Rooms
- 5 Minute Drive to the Beach
- Driveway for 2/3 Cars
- EPC Rating C

It was the location that first attracted the current owners to this family-friendly property and they have enjoyed 17 happy years here. Situated in the desirable suburb of Carlton Colville, the property fulfils every requirement for a family, offering proximity to local schools, shops and supermarkets. The location is also incredibly accessible, with easy links to the coastal town of Lowestoft and its many amenities. "It's a lovely quiet place to live" she explains, adding "but all the amenities we need are within easy reach."

Built in the 1990s, this well-proportioned home has been diligently maintained by its current owners, who have undertaken recent renovations in the kitchen and bathrooms, ensuring the property remains in excellent condition.

The front door opens into a central, tiled reception hall, where stairs rise to the first floor. This hub provides direct access to the reception rooms at the front of the house, as well as the kitchen and adjoining rooms to the rear. Additionally, to the right of the entrance, there is convenient access to a recently updated ground floor shower room. The main living room is a generous size, with a large, attractive bay window at the front of the property that floods the room with natural light. Connected to the dining area through glass-panelled double doors, there is flexibility to create separate spaces by closing off the doors or maintain an open flow between the two rooms.

Positioned at the back of the house, the dining room features double glass doors that open onto the sizeable garden patio. While the wall between the dining room and the kitchen remains intact, there is the possibility of creating an open-plan kitchen/dining layout, should this configuration be preferred and subject to the necessary planning.





KEY FEATURES

As it stands, the dining room comfortably accommodates a large dining table with no trouble at all, making it the perfect space for family meals and entertaining.

A door from the dining room leads into the stylish kitchen - which underwent a renovation a few years ago. The previous units were replaced with contemporary, handle-free cabinets in a sleek, gloss finish, which has resulted in a modern and streamlined aesthetic. The cabinets are arranged in a peninsular style, cleverly providing a convenient space for casual bar stool seating. Continuity in design is evident as the tiled flooring, initially introduced in the entrance hall, extends into the kitchen. This not only complements the glossy surface of the cabinets but also establishes a striking interplay with the low-level LEDs fitted beneath the cabinets, which reflect the glow from the lights.

A generous utility room adjoins the kitchen, offering space for your white goods and extra storage for surplus kitchen items. Additionally, this room provides useful access to the garden. There is a further reception room to the front of the property. Formerly a garage, it has been transformed into a versatile living area. Whether you envision an office for home working, a snug, a dedicated children's playroom or even a ground floor bedroom for an older family member, this adaptable space is ready to meet your needs. To the first floor are four generously sized bedrooms. The principal bedroom faces the rear of the property and has built-in storage and an ensuite shower room. There is a further bedroom to the back of the property which also overlooks the garden. The two remaining bedrooms are situated at the front of the house, with one incorporating fitted cupboards. Servicing this floor is a recently installed, fully tiled family bathroom equipped with a bath with shower and screen, along with a combined vanity unit and WC.

The garden is fully enclosed, offering a secure environment for families with children or pet owners. A deep patio area extends across the rear of the property, creating an ideal setting for outdoor dining on a warm day. The rest of the garden has been fitted with low maintenance artificial grass. A large garden shed offers plenty of storage space for tools and garden furniture.

















INFORMATION



On The Doorstep

The nearby town of Beccles boasts a large and diverse shopping centre, amongst the narrow streets and fine Georgian buildings. Lowestoft is Suffolk's second largest town and contains a variety of business and residential areas, with the main shopping centre lying just to the north and the award-winning Blue Flag beaches to the south. To the south is the popular seaside tourist town of Southwold with its working lighthouse, beach huts, award winning pier, busy harbour, cliff top cannon and of course the beach.

How Far Is It To?

Norwich lays approximately 24 miles north of Carlton Colville and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible on the east coast and are around twenty minutes by car. The attractive market town of Diss is about 31 miles west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan The QR Code Below

Leave Beccles from the Morrisons roundabout, continue over on to the A146. Continue along the A146 signposted Lowestoft and upon reaching the village of Carlton Colville continue past The Crown Pub. Take the 3rd exit at the roundabout and then the 1st exit at the next roundabout onto the A1145. Continue down the A1145 and go straight over the next roundabout and a few moments later take the right turning onto Ribblesdale Road. Follow Ribblesdale Road around and then turn right onto Airedale Road. The property will be on your left.

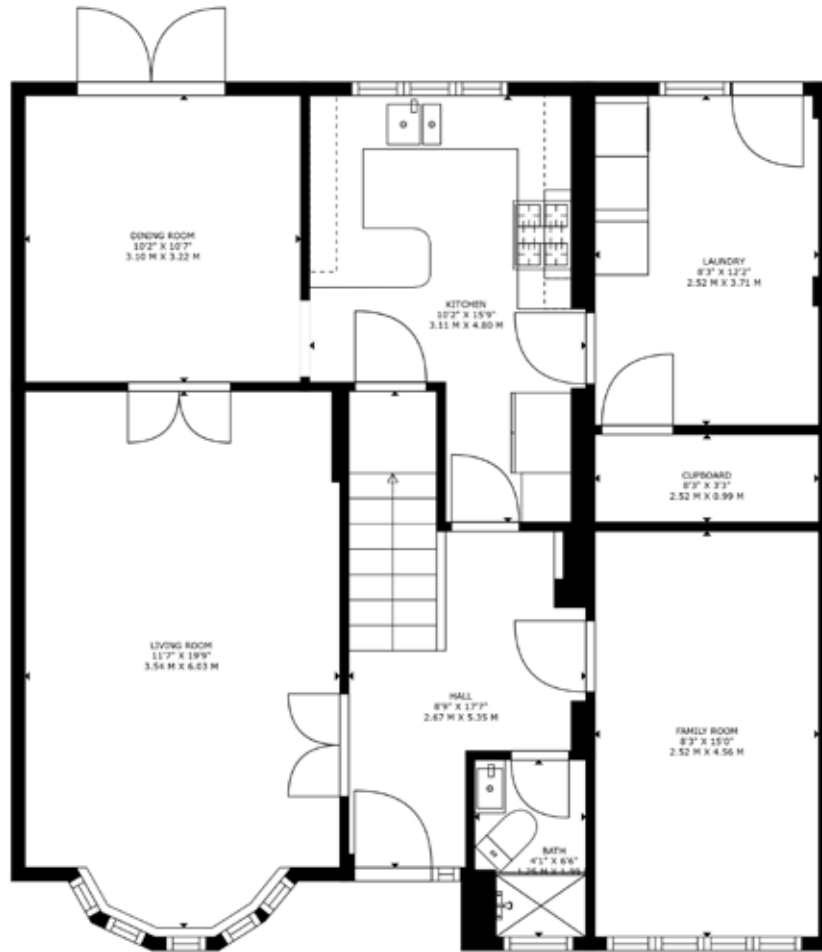
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///hagging.yours.warp](http://hagging.yours.warp)

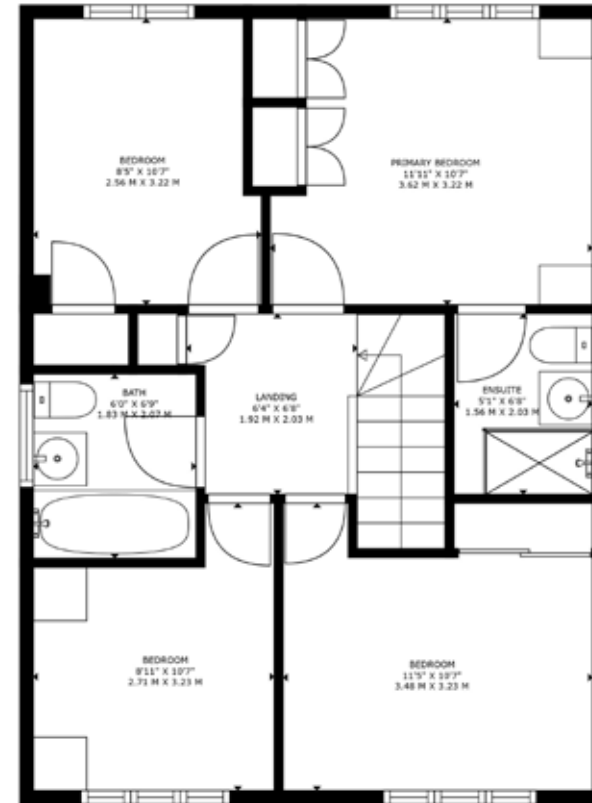
Services, District Council and Tenure

Gas Central Heating; Mains Drains - Freehold
East Suffolk Council - Council Tax Band D





FLOOR 1

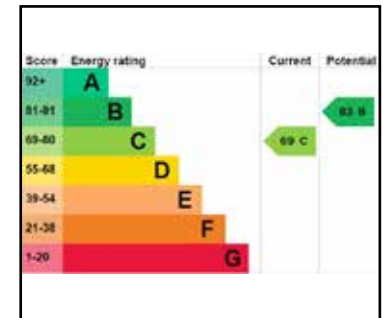


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 882 sq. ft, 82 m², FLOOR 2: 588 sq. ft, 55 m²
 TOTAL: 1470 sq. ft, 137 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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