



## 16 Douglas Close, Carlton Colville

Offers In Excess Of £280,000 Freehold

Experience a comfortable living space with contemporary interior, perfectly suited to the busy family lifestyle. Located in the popular area of Carlton Colville, in close proximity to all local amenities and natural surroundings. Its accommodation consists of an open plan living area, high quality kitchen, conservatory, bathroom and three bedrooms, one with an ensuite. Externally you will find a driveway, garage and well maintained garden.

Council Tax band: C

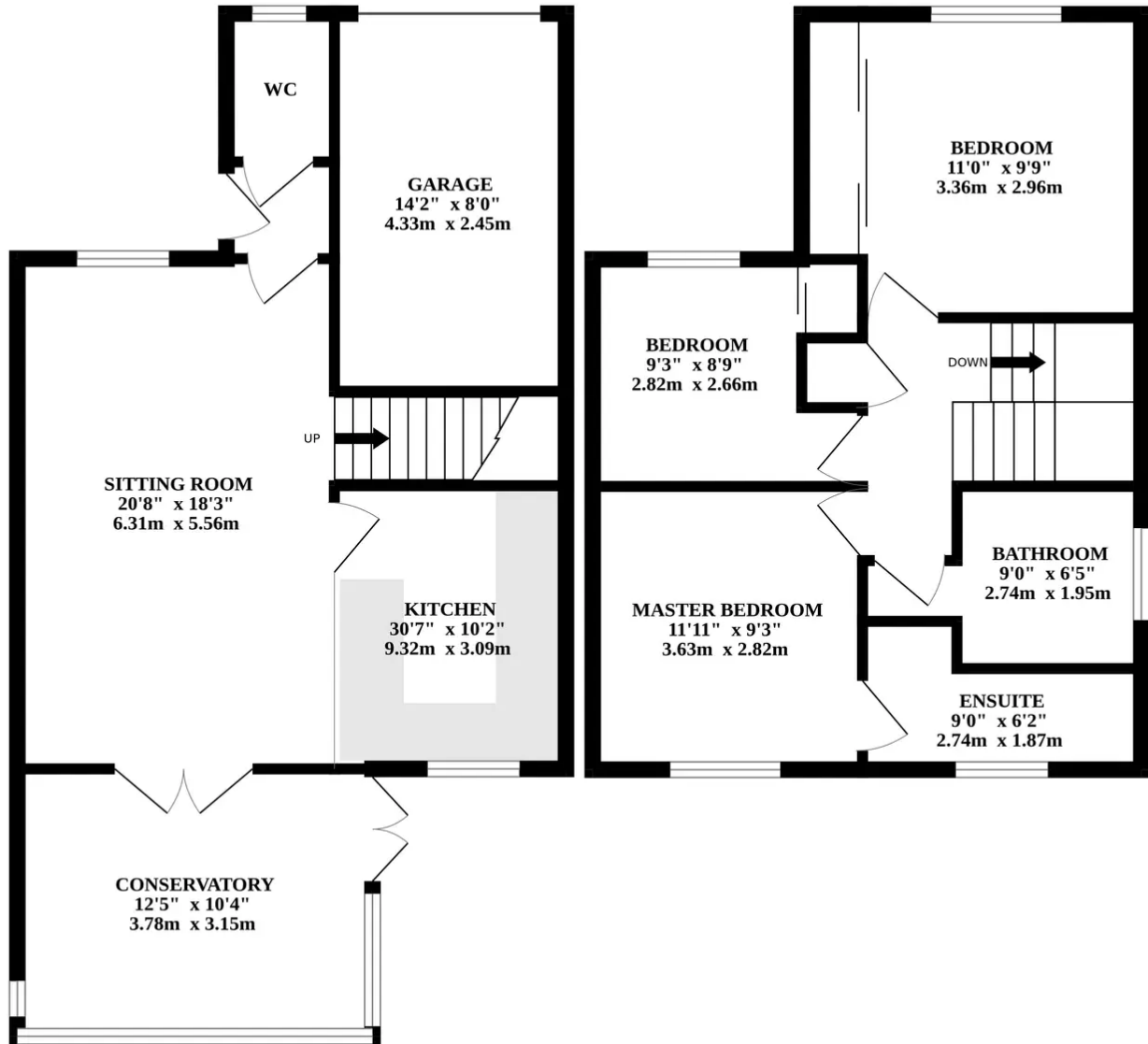
Tenure: Freehold

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park. Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.



GROUND FLOOR

1ST FLOOR



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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Upon arrival to this detached family home, is a paved driveway providing off-road parking, whilst the garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming entrance hall, completed with a convenient WC. At the heart of the home is an open plan living area, creating an effortless interaction when hosting and the busy family lifestyle. This is where you can showcase your comfortable furniture and decorative items. The kitchen is well-equipped with high quality units, a breakfast bar and appliances, to enhance your cooking experience. Transitioning into the conservatory, suitable for your additional seating arrangements, allowing you to enjoy the outdoors within the comfort of your own home.

Heading upstairs you will find three bedrooms, designed to offer you relaxation and privacy. The master bedroom is complemented by its own ensuite and the other two has built in wardrobes. The bathroom comprises of a three piece suite, accommodating all family members and guests.

Towards the rear is a well maintained garden, mainly consisting of an artificial lawn. The decked terrace is perfect for outdoor furniture during the summer months. With the addition of a wooden shed, ideal for storing your garden equipment. Overall this garden is fully enclosed so you can enjoy in seclusion.

#### **AGENTS NOTES**

**We understand that this property is freehold. Connected to mains water, electricity, gas and drainage. Gas central heating system.**

**Council Tax Band C.**

