



8 The Parklands, Carlton Colville

Offers In Excess Of £375,000 Freehold

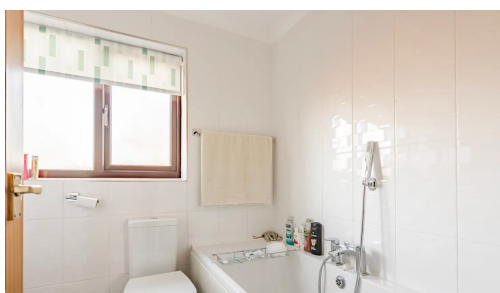
Welcome to this detached home down The Parklands, offering a comfortable and convenient living space, perfectly suited to the busy family lifestyle. Located in the wonderful area of Carlton Colville, in close proximity to all local amenities and natural surroundings. Its spacious accommodation consists of a sitting room, kitchen, dining room, four bedrooms and bathroom. Externally you will find a sheltered driveway, garage and large garden.

Council Tax band: D

Tenure: Freehold

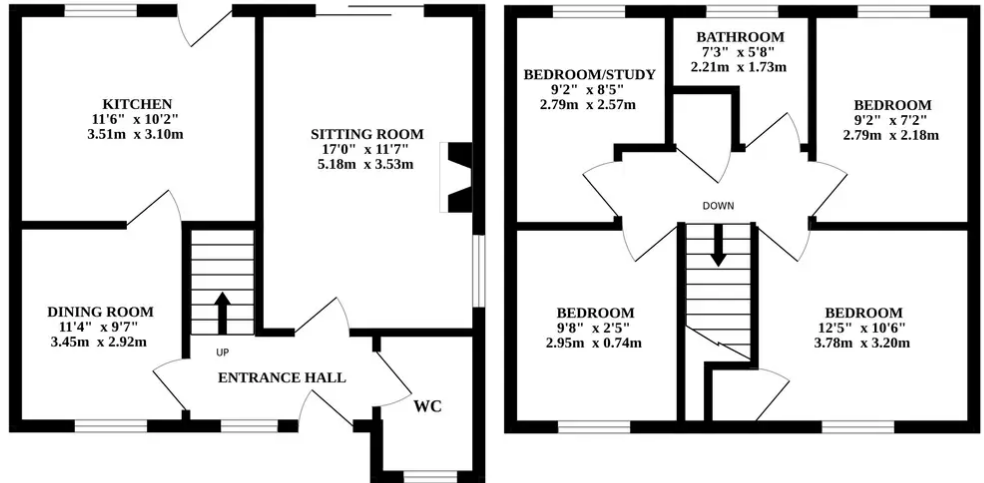
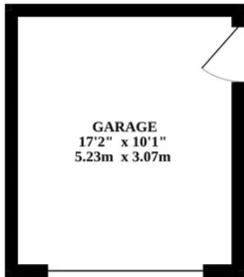
Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful 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.
Made with Metropix ©2023

Upon arrival to this charming detached property is a sheltered driveway providing off-road parking for all family members and guests. Whilst the garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming entrance hall, complemented by a convenient WC. Located at the front of the property is a dining room, perfect for gathering with friends and family. The kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage space and designated areas for your laundry goods. The spacious sitting room is where you can showcase your comfortable furniture and decorative items.

Heading upstairs you will find four bedrooms, designed to offer you relaxation and privacy. The fourth bedroom has the versatility to be a dressing room, study or spare bedroom. 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 a large laid to lawn, surrounded by a range of plants and shrubbery. The decked terrace is perfect for outdoor furniture during the summer months, with the addition of a summerhouse. 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. Garage has an electric door.

Heating system - Gas central heating.

Council Tax Band: D

