



## 14 The Graylings, Carlton Colville

Guide Price £280,000

# 14 The Graylings

Carlton Colville, Lowestoft

Discover a comfortable and contemporary living experience in this charming detached home. Sitting in the popular area of Carlton Colville, in close proximity to all local amenities and natural surroundings. Its accommodation consists of a sitting room, kitchen/diner, three bedrooms and a bathroom. Externally you will find a driveway, garage and well maintained garden.

## LOCATION

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.





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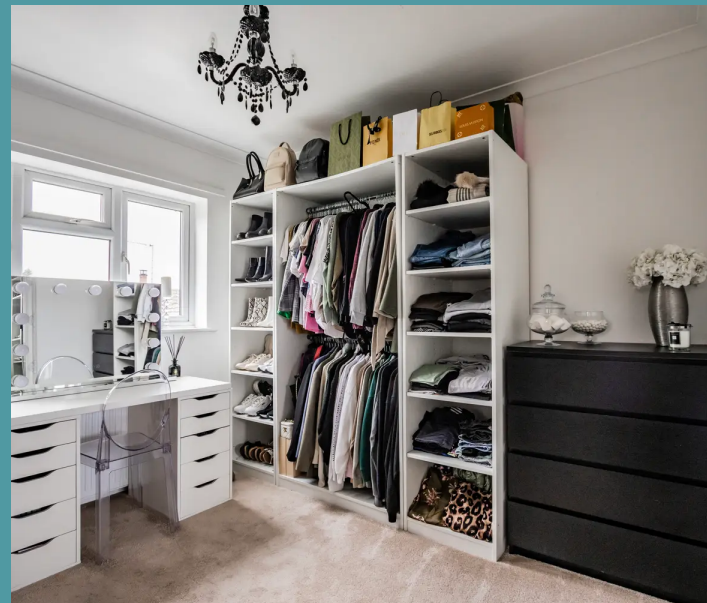
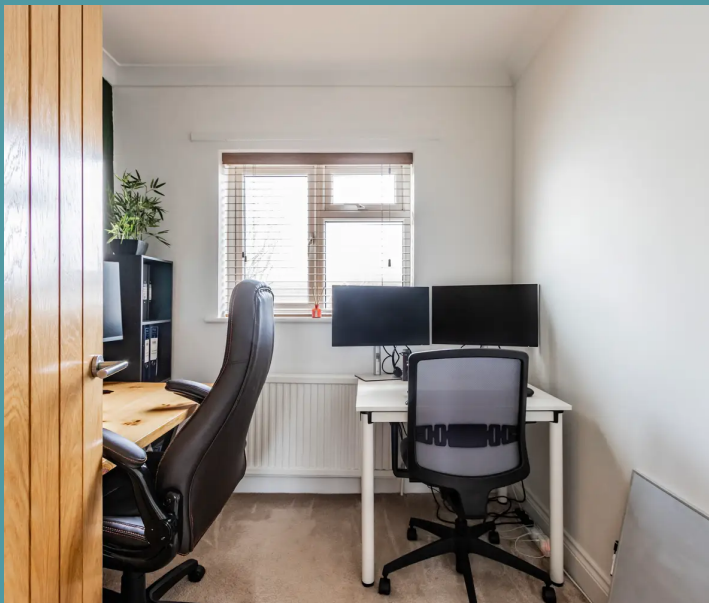
arrival to this charming detached home, is a large brick weave driveway providing ample off-road parking for all family members and visitors. Whilst the garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming entrance hall, with a convenient WC. Positioned at the front of the property is a sitting room, where you can showcase your comfortable furniture and decorative items.

At the heart of the home lies an open plan kitchen/diner, ensuring effortless interaction when hosting and the busy family lifestyle. The kitchen is well-equipped with high quality units and appliances to enhance your cooking experience. Offering plenty of storage space and areas for your laundry goods. Transitioning into the dining area, for casual gatherings with friends and family.

Heading upstairs you will find three bedrooms, designed to offer you relaxation and privacy. The third bedroom has the versatility to be a study, dressing room 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, primarily laid to lawn. The patio area and decked terrace are perfect for your outdoor furniture, for your summertime BBQs and entertainment. The wooden shed is ideal for storing your garden equipment. Overall this garden is fully enclosed so you can enjoy in seclusion.



AGENTS NOTES



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### AGENTS NOTES

We understand that this property is freehold.

Connected to mains electricity, gas, drainage and water.

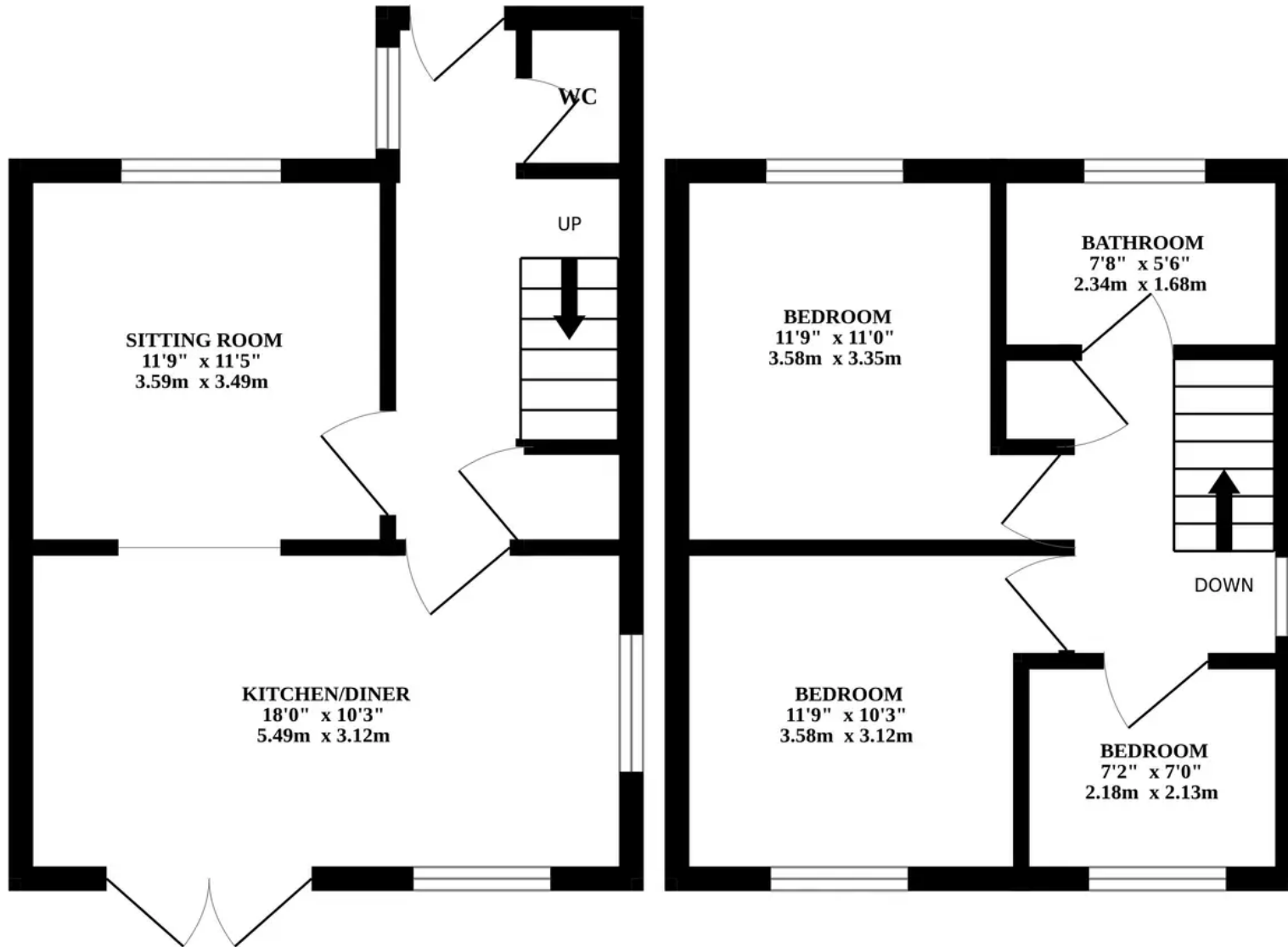
Council Tax Band: C

- GUIDE PRICE £280,000-£300,000
- DETACHED FAMILY HOME
- COMFORTABLE AND CONTEMPORARY FEEL
- OPEN PLAN KITCHEN/DINER - HIGH QUALITY
- COMFORTABLE SITTING ROOM
- THREE BEDROOMS & BATHROOM
- WELL MAINTAINED GARDEN
- DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS
- CARLTON COLVILLE, NR33



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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