



## 35 Famona Road, Carlton Colville

Guide Price £235,000

# 35 Famona Road

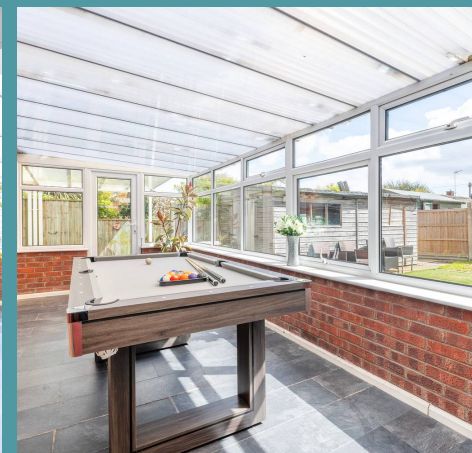
Carlton Colville, Lowestoft

This delightful detached bungalow presents an exceptional opportunity for those looking to downsize without compromising on comfort and convenience. With its peaceful residential setting, well-appointed interior spaces, and proximity to all essential amenities, this property offers a harmonious blend of comfortable living and functionality, making it a truly inviting place to call home.

## 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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Step inside where you are instantly greeted by a welcoming porch. Positioned at the front of the residence is a comfortable sitting room, filled with an abundance of natural light, where you can showcase your most comfortable furniture and decorative pieces. With the presence of a log burner, creating a warm and welcoming ambiance. The kitchen is well-equipped with fitted units and appliances to be able to cook your favourite meals, offering ample amount worktop space for meal preparation and storage cupboards. A conservatory/dining room is suitable for your dining set-up and additional seating arrangements, presenting panoramic views of the beautiful rear garden, allowing you to enjoy the outdoors within the comfort of your home.

This bungalow features three well-appointed bedrooms, each designed to offer relaxation and privacy. The bathroom comprises of a three piece suite, accommodating all family members and guests.





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Towards the rear is a well-maintained south-facing garden, primarily artificial lawn. The patio area is ideal for your outdoor furniture, for your summertime BBQs and entertainment. The wooden shed is ideal for storing your garden equipment and tools. Overall, this garden is fully enclosed so you can enjoy in seclusion. At the front of the property is a paved driveway providing off-road parking for all family members and visitors, as well as a covered carport offering additional sheltered parking.

### AGENTS NOTES

We understand that this property is freehold.  
Connected to mains water, electricity and drainage.

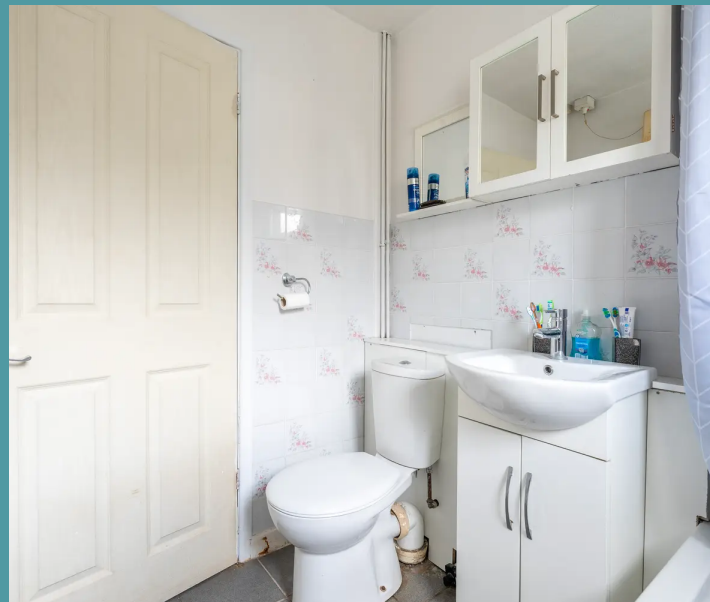
Option to have gas.

Solar panels owned outright by the current owner.

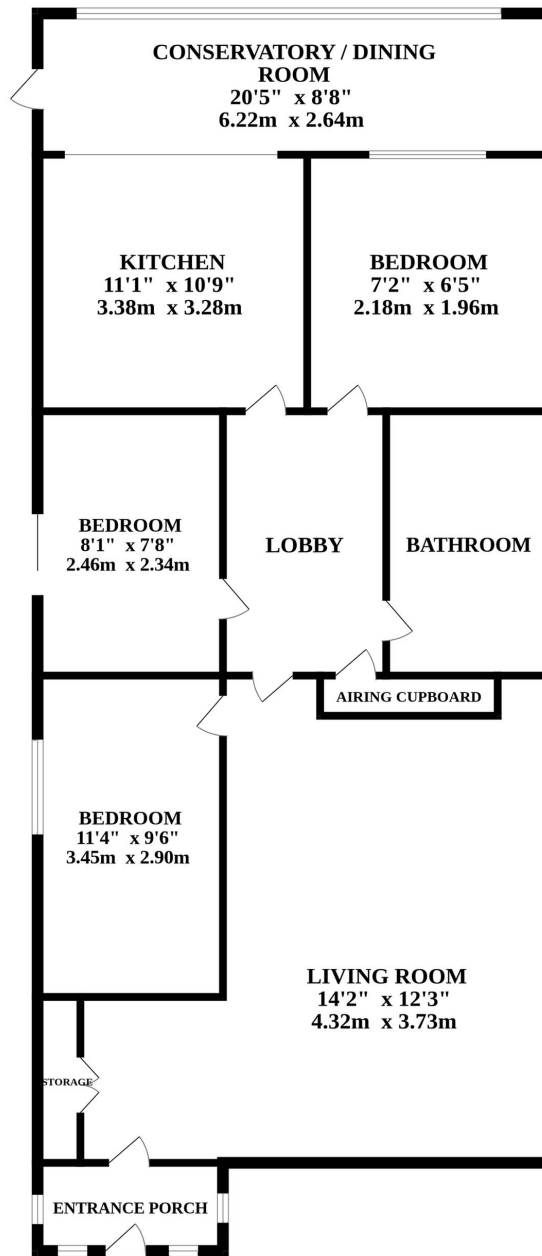
Minors and Brady understand that this property has no heating.

Council Tax Band: C

- DETACHED BUNGALOW
- PERFECT DOWNSIZE
- QUIET RESIDENTIAL AREA
- COMFORTABLE SITTING ROOM - LOG BURNER
- WELL-EQUIPPED KITCHEN
- CONSERVATORY/DINING ROOM OFFERING GARDEN VIEWS
- THREE BEDROOMS & BATHROOM
- SOUTH-FACING GARDEN - FULLY ENCLOSED
- DRIVEWAY OFFERING OFF-ROAD PARKING & A CARPORT
- SOLAR PANELS OWNED OUTRIGHT BY THE CURRENT OWNERS



GROUND 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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