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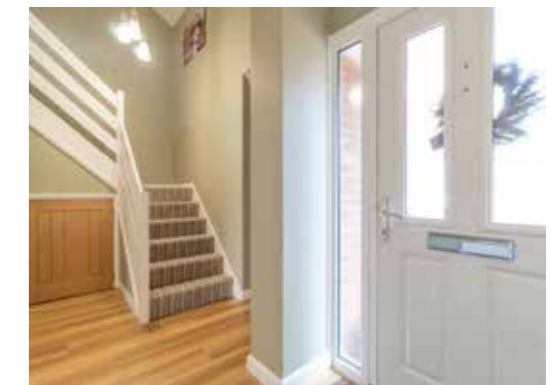
EXQUISITE
HOME



Perfectly Placed...

Standing on a quiet estate built in 1983 is this handsome, detached house which has been greatly improved by the present owners. They bought it in 2007 and have added a conservatory and well insulated summerhouse, replaced the kitchen and bathrooms, put in new windows and barge boards, extended the drive and put in new paving, reroofed the garage, insulated throughout and redecorated completely. The result is a smart, welcoming and immaculate home with plenty of off street parking and an easy to maintain garden. There is a generous block paved drive and a pretty lawn goes around the side of the house. The front door leads to the wooden floored sunny hall with its vaulted ceiling and useful understairs cupboard. The smart, contemporary cloakroom leads off the hall with attractive teal tiles behind the basin giving a splash of colour. The large, L-shaped lounge/diner leads off the entrance hallway and is a delightfully welcoming and flexible space. With its open fire and double doors out on to the garden, it is the perfect family room and has been much used for entertaining and socialising by the owners. A pair of double doors open into the wooden floored conservatory with its insulated floor and heat reflecting glass. The owners use it all year round, enjoying the warmth in winter and the light and heat in summer.

The kitchen/breakfast room benefits from a double integrated gas oven, gas hob, integrated microwave, wine cooler and dishwasher. The smart dove grey units and breakfast bar add to its air of elegance and it is a perfect example of good design blended with practicality. To the right of the front door is the home office, ideal for anyone who has to conduct business remotely. If desired, it could be used as an accessible fourth bedroom, a playroom or nursery. The ground floor accommodation is completed by the integrated garage and workshop. Both are insulated and warm in winter and the workshop is used all year round. This space offers a useful storage solution, but if desired, and with the correct planning permission in place, they could be opened up and converted to extend the lounge/dining room or add in a games room or family room.





Light and Airy First Floor...

The staircase rises from the hallway to the first floor where three bedrooms and the family bathroom radiate from the landing. The principal bedroom is a good sized double and the second bedroom benefits from built in wardrobes. The third bedroom is slightly smaller but also has built in wardrobes and could be used as a second home office or a child's bedroom or play room. The crisp, contemporary four piece family bathroom is decorated in a neutral palette with mosaic detail, a walk in shower, bath, heated towel rail and storage. This storey is very flexible and versatile, ideal for any family configuration.



LOCATION

The rear garden is a lovely, sunny spot with an attractive paved seating area, ideal for al fresco dining and barbecues. There is a small lawn encircled with shrubs and evergreens, which ensure that the garden is lush and has plenty of colour and texture all year round. The owners built their summerhouse four years ago and put in extra insulation and double glazed the doors to ensure that it can be used every month of the year. It is currently set up as a bar and chillout space, but equally could be used as a home office or hobby room.

Carlton and Oulton Marshes Nature Reserve and visitor centre is just over the road from the house and the bus stop linking Carlton Colville to Lowestoft and Norwich is two minutes away. Lowestoft is within easy reach for all shopping and amenities and the station is a comfortable twenty minute walk or five minute car journey. The town of Carlton Colville lies five miles southwest of Lowestoft on the A146. Archaeological evidence points to continuous human settlement here from prehistoric times and there have been finds from the early Bronze Age right through to medieval times. Located to the south of the Waveney and surrounded by reedbeds and marshland, it is adjacent to Carlton and Oulton Marshes Nature Reserve. There is a primary school, coffee shop, bakery, Co-op, doctor's surgery, community centre and the parish church of St Peter's which dates back to the thirteenth century. The East Anglia Transport Museum, a very popular attraction, is also located here. Transport links are good with trains running from Lowestoft to Ipswich on the East Suffolk Line and to Norwich on the Wherry Line. The A12 heads south to Ipswich, Colchester, Chelmsford and London and the A47 connects the area to Norwich.

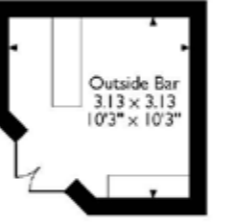
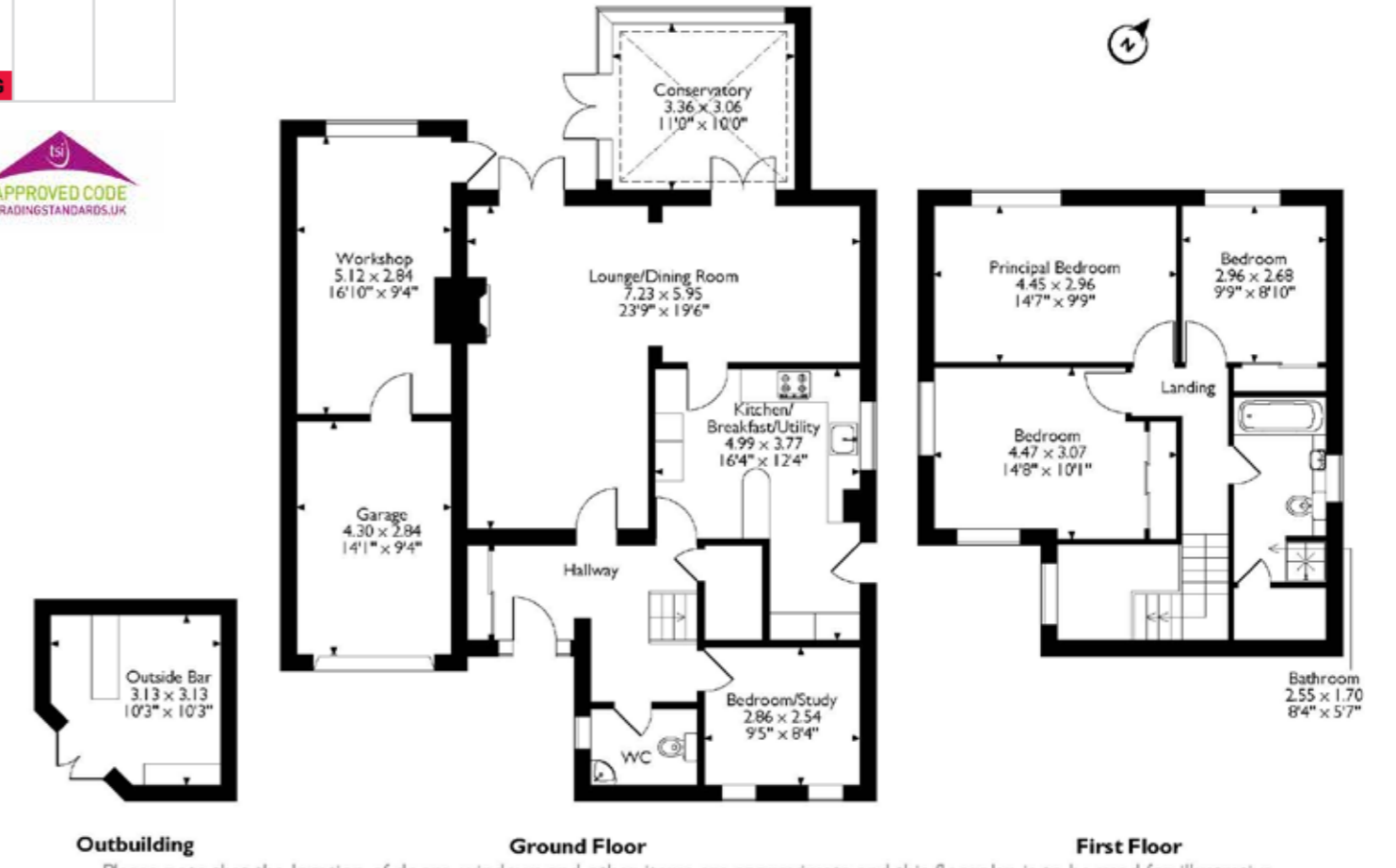
The very northernmost tip of Suffolk where the River Waveney marks the border with Norfolk, is a wild and beautiful place. The Sunrise Coast is known for its wide beaches, huge skies and traditional atmosphere. Lowestoft, the UK's most easterly town, has a pier, promenade and a mix of Victorian and Edwardian housing along its seafront as well as all the usual attractions. Oulton Broad marks the beginning of the Broads National Park and the delights of South Norfolk are easily accessible.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Main House = 135 Sq M/1453 Sq Ft
 Garage/Outbuildings = 36 Sq M/388 Sq Ft
 Total = 171 Sq M/1841 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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