

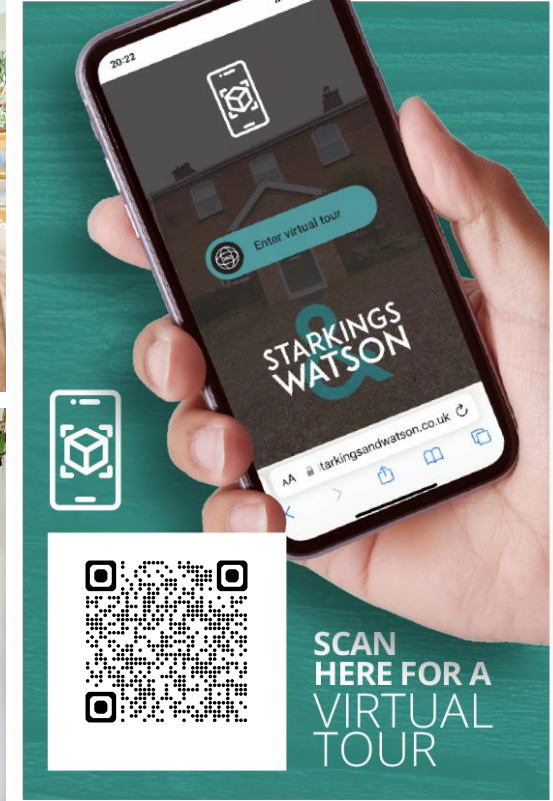
POPLAR ROAD

Carlton Colville, Lowestoft NR33 8JF

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Semi-Detached Bungalow
- Sitting Room With Wood Burner
- Fitted Kitchen
- Two Double Bedrooms
- Garden Room Extension
- Ample Off Road Parking
- Fully Enclosed & Private Rear Garden
- Opportunity To Extend (stp)

IN SUMMARY

Situated down a peaceful CUL-DE-SAC, this SEMI-DETACHED BUNGALOW is offered with ample OFF ROAD parking and a sizeable well maintained PRIVATE REAR GARDEN, fully enclosed with large rear vehicular access gates. Internally the property reaches some 743 Sq. Ft in total (stms) benefiting from a warm roof GARDEN ROOM extension at the rear sitting next to the sitting room with WOODBURNER, kitchen and SHOWER ROOM. The very front of the home has two well appointed DOUBLE BEDROOMS all with 2022 fitted uPVC DOUBLE GLAZED windows and all GAS CENTRAL HEATING throughout the majority home.

SETTING THE SCENE

The property is located towards the end of this quiet cul-de-sac with the access coming behind a low level brick wall opening into a large brick weave driveway suitable for multiple vehicles with a gentle step up to the front door.

THE GRAND TOUR

Stepping inside, the initial entrance lobby has wooden

flooring underfoot which splits in two directions with each of the double bedrooms sitting to either side. To your left is the first of the double bedrooms with two built in wardrobes, large uPVC double glazed window to the front with radiator below whilst sitting adjacent to this room is a similarly sized double bedroom with a bay fronted window allowing ample natural light to flow into this room with additional floor space for soft furnishings. The centre of the property is occupied by a generously sized sitting room with carpeted flooring underfoot. This room benefits from the addition of a woodburner ideal for those colder winter evenings with an archway leading into the kitchen. This well designed space has a wooden effect flooring underfoot, a range of wall and base mounted storage set around wooden effect work surfaces, tiled splash backs and space for a stand alone fridge/freezer, oven and hob with plumbing for a dishwasher and window into the garden room. Just off from the sitting room is a handy storage cupboard leading you towards the three piece shower room with aqua board surround and ceiling, carpeted flooring and a corner shower unit with vanity storage plus a heated towel rail. Finally, the very rear of the property boasts a 14' garden room with newer fitted warm roof making this space usable all year round which is currently functioning as a formal dining space with large uPVC double glazed windows on two aspects and electric heating.

THE GREAT OUTDOORS

Immediately as you exit the garden room you are met with a flagstone patio seating area ideal for enjoying



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the summer sunshine in privacy, with external power units leading towards the rest of the garden which is predominantly laid to lawn and fully enclosed on both sides with timber fencing and mature colourful planting borders either side. The very rear of the garden has been separated by a low level timber fence offering two sizable timber work sheds and hard standing in front of large swinging gates with a rear access for additional off road parking and potential garage (stp).

OUT & ABOUT

Carlton Colville is a popular village located next to the town of Lowestoft, a seaside town situated to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

FIND US

Postcode : NR33 8JF

What3Words : ///released.invoices.sings

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



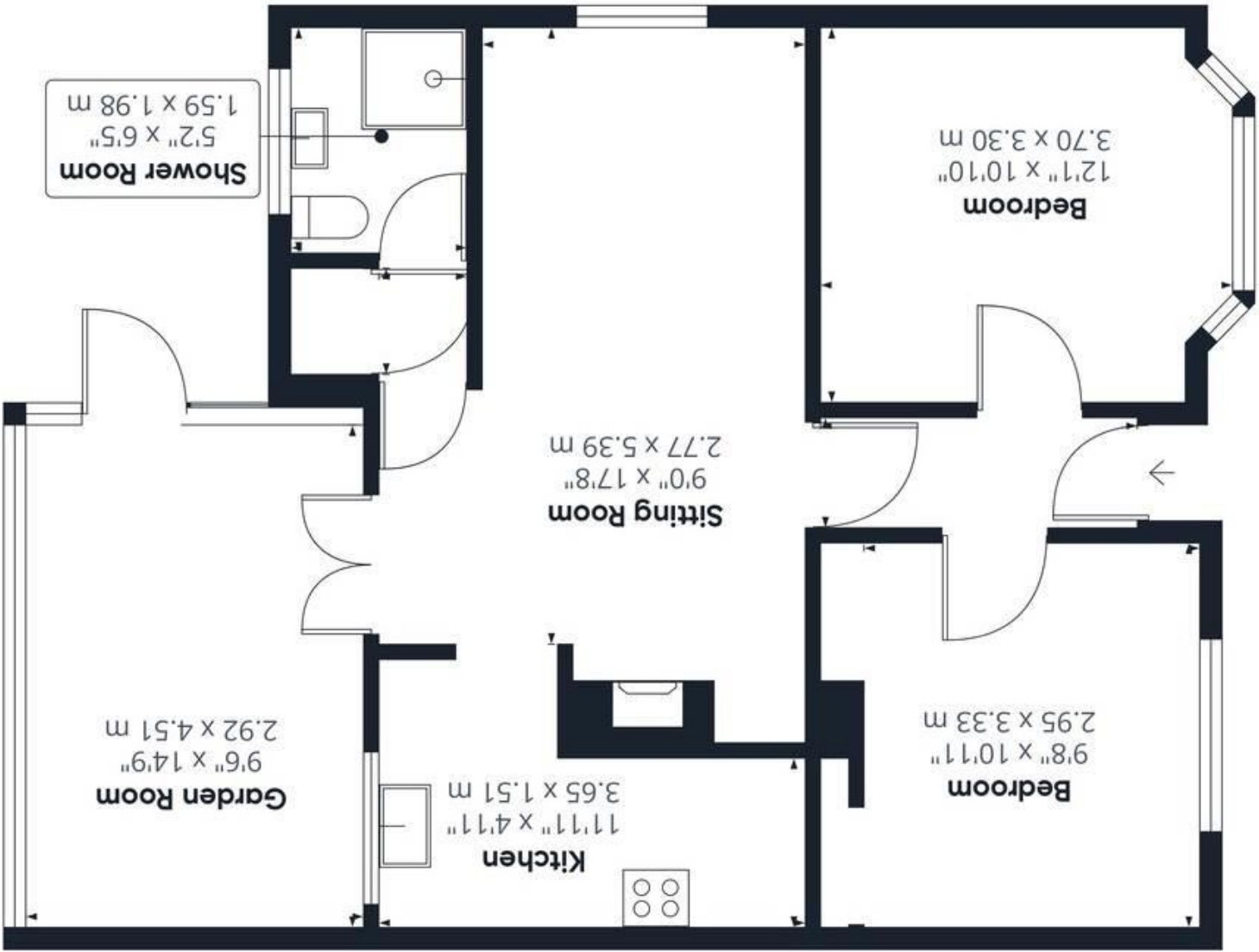
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces



Approximate total area¹
743.14 ft²
69.04 m²