



37 Portsch Close, Carlton Colville

Offers in Region of £200,000

37 Portsch Close

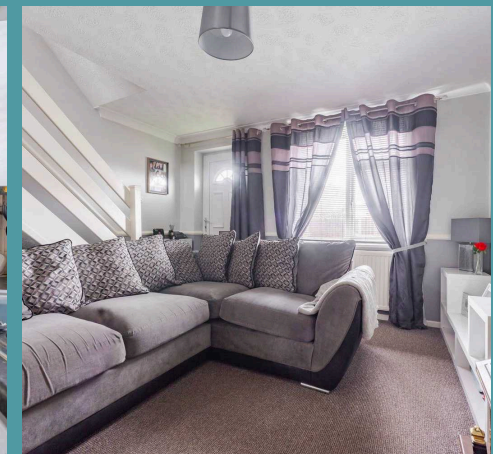
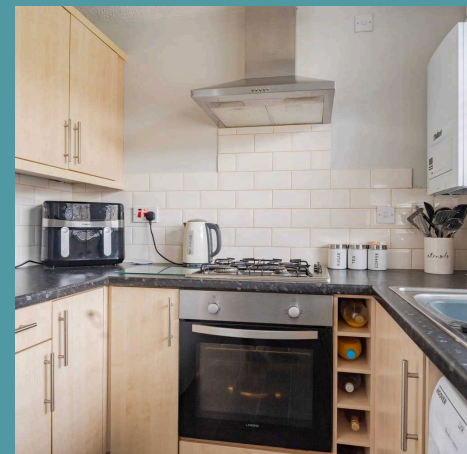
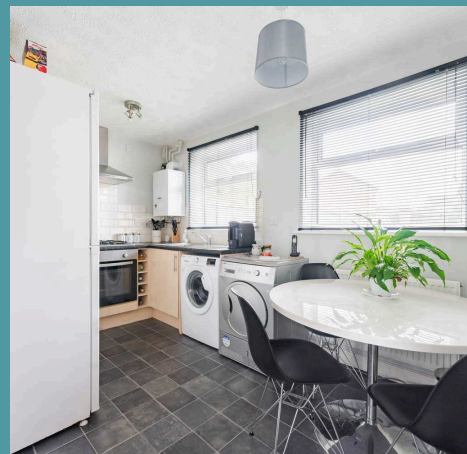
Carlton Colville, Lowestoft

Welcome to this semi-detached residence, a perfect opportunity for those seeking their first home or an investment option. With its well-presented interior, it showcases a wonderful blend of comfort and contemporary design that is ideal for family living. Situated in the wonderful area of Carlton Colville, ensuring close proximity to all local amenities and natural surroundings. Don't miss the chance to acquire this beautiful home and experience all it has to offer.

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 and Norwich City 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.





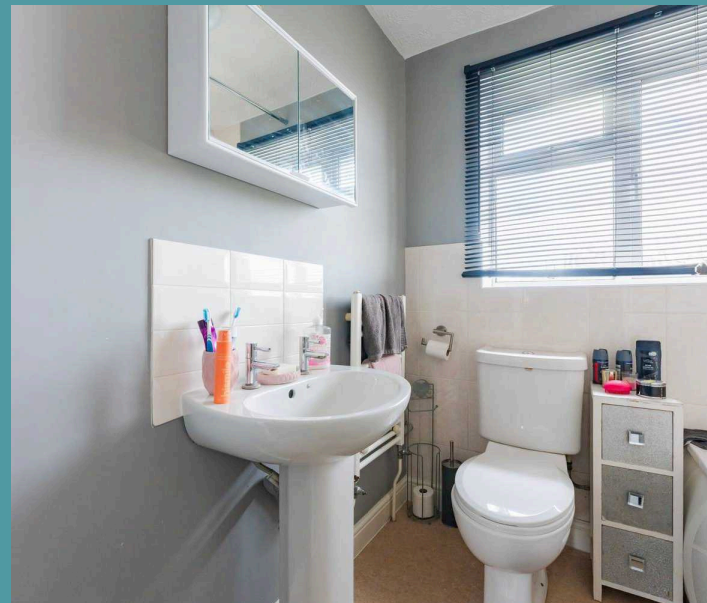
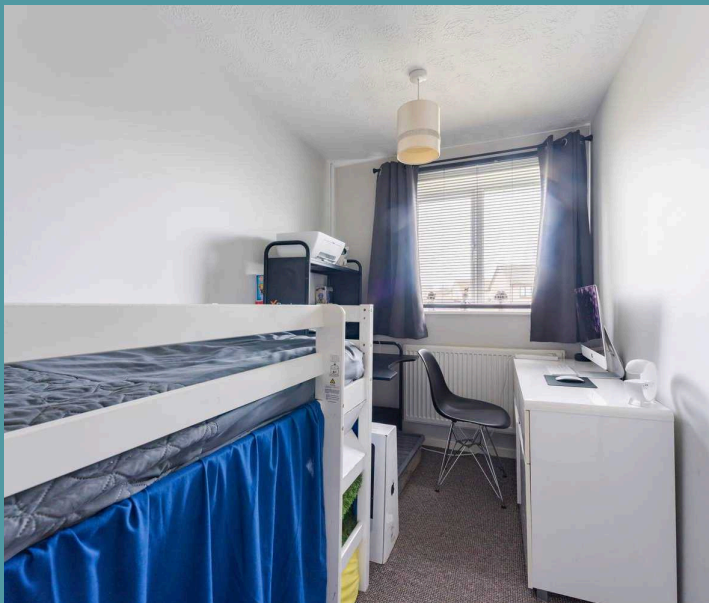
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Beyond the inviting entrance, the ground floor accommodates the modern kitchen, complete with sleek cabinetry and quality appliances to enhance your cooking experience. It effortlessly transitions into the bright and airy living area, perfect for relaxing and encouraging gatherings with loved ones. The ground floor is filled with an abundance of natural light, creating a warm and inviting space for family living.

Ascending the stairs, you'll find two bedrooms, each thoughtfully designed to offer relaxation and privacy. One of which has the versatility to be an office, dressing room or storage, depending on your own requirements. The family bathroom completes the upper level, accommodating all residents in the household.

Stepping outside, the well-maintained garden provides a serene outdoor space with the utmost privacy due to being fully enclosed. It is the perfect spot for enjoying al fresco dining, gardening, or simply relaxing in the afternoon sunshine. Convenience is key with a driveway providing off-road parking for its occupants and a large garage for storage options.





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Carlton Colville, Lowestoft

AGENTS NOTES

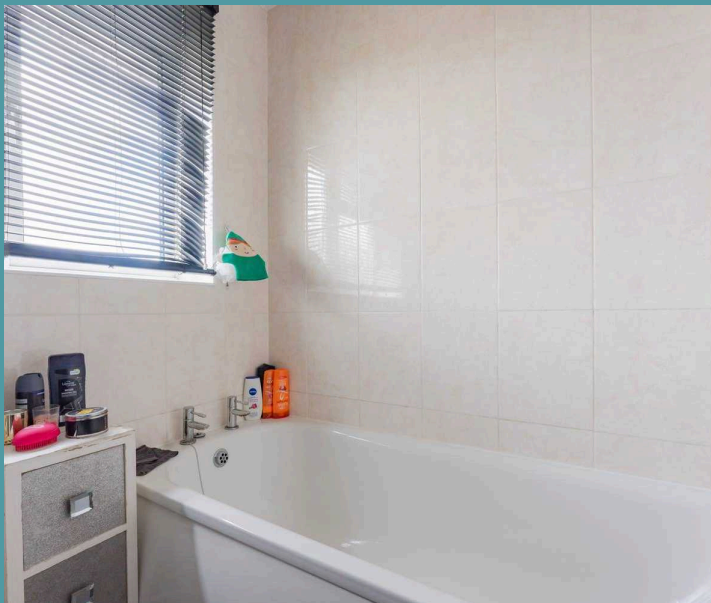
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

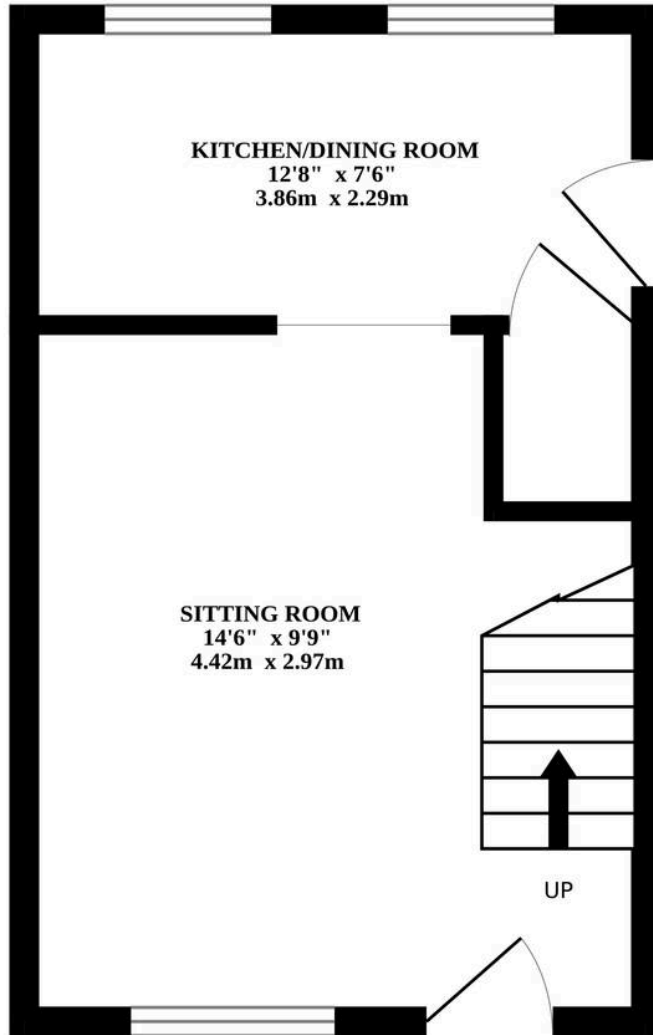
Garage - 19'2 × 8'3

Council Tax Band: A

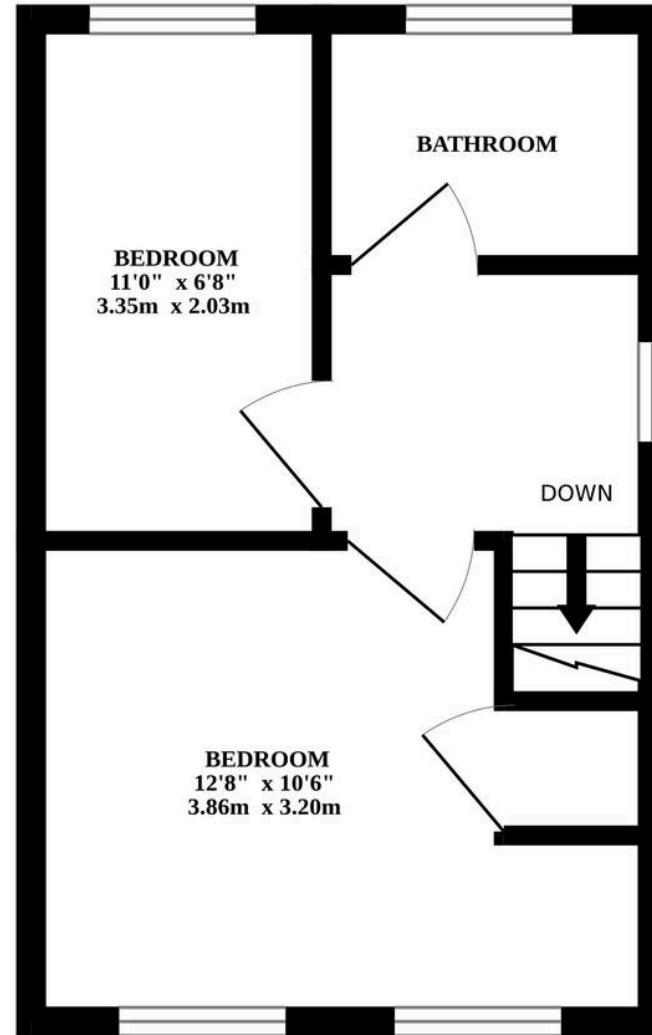
- Semi-detached residence
- Perfect first home or investment purchase
- Well-presented throughout - Comfortable and contemporary design
- Comfortable sitting room & a well-equipped kitchen/diner
- Two bedrooms & a family bathroom
- Well-maintained garden - Fully enclosed for privacy
- Driveway providing off-road parking & a large garage
- In close proximity to all local amenities and natural surroundings



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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