

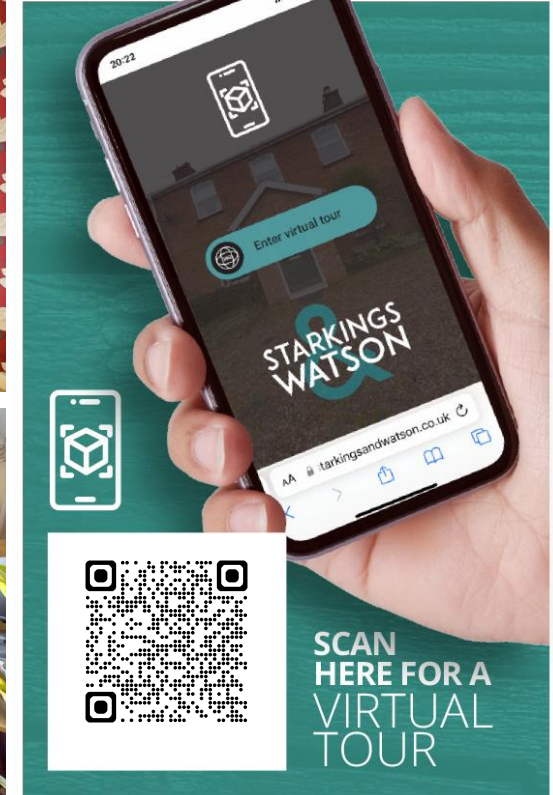
ST. PETERS ROAD

Carlton Colville, Lowestoft NR33 8AG

Freehold | Energy Efficiency Rating : B

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STARKINGS
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- Semi-Detached Chalet Style Home
- Recently Updated In Many Places
- 25' Sitting/Dining Room
- Open Kitchen/Breakfast Room
- Three Bedrooms
- External Cabin/Annex Potential (stp)
- South Facing Private Garden
- Off Road Parking & Garage

IN SUMMARY

Benefiting from historic extensions and many recent updates this SEMI-DETACHED CHALET STYLE HOME offers a wealth of VERSATILITY and potential. Sitting on a PRIVATE SOUTH FACING PLOT the garden has recently been LANDSCAPED and houses a potential external HOME OFFICE or EXTERNAL LIVING SPACE/POTENTIAL ANNEX (stp) alongside the GARAGE/WORKSHOP and ample parking to the front. Internally, the space reaches a little over 1288 Sq. Ft (stms) including a generous 25' SITTING/DINING ROOM with WOODBURNER, sunroom into the rear garden, OPEN KITCHEN and BREAKFAST ROOM plus a 2022 FITTED FAMILY BATHROOM. A total of THREE DOUBLE BEDROOMS can be found within the property, with one on the ground floor and two on the first floor as well as a separate SHOWER ROOM making this property suitable for multi-generational living and modern family living at the same time.

SETTING THE SCENE

Behind tall privacy giving hedges, the property emerges with a large opening of a newly laid resin driveway suitable for parking of multiple vehicles, with direct access to the garage, rear garden and front of the home. A post within the front gate can be removed allowing this

to be fully opened to give vehicular access into the rear garden.

THE GRAND TOUR

As you enter you are first met with a large opening of the central hallway complete with wooden effect flooring laid underfoot, wall mounted radiator to your right and ideal coat storage space above. Immediately to your right is the third bedroom/study found on the ground floor currently being used as a home office. This versatile living space could suit any need and would also lend itself for those looking for multi-generational living with the addition of the ground floor bathroom. The centre of the home features the 2022 fitted and completely modernized family bathroom suite with part tiled and part slate surround, wooden effect flooring laid underfoot and a large bathtub with a heated towel rail. The left of the home is formed off an open plan sitting and dining room stretching from front to rear. This dual aspect space is laid with carpeted flooring and houses a large feature fireplace fitted with a cast iron wood burning stove and uPVC French doors leading you out into the sunroom which is currently modelled as a home bar featuring electric radiator and all uPVC backing and door into the rear garden. The open plan kitchen/breakfast room can be found with all tiled flooring laid underfoot with underfloor heating in the extended section of the room and a range of wall and base mounted storage set around wooden effect work surfaces with a removable central island. The working spaces give way to room for large appliances such as a gas range oven and hob with extraction above plumbing for a washing machine and space for a large standalone fridge freezer with additional floor space suited for a formal dining table or additional kitchen storage. The



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first floor landing gives access to two further double bedrooms as well as a separate shower room complete with a part tiled surround, wooden effect flooring underfoot, good sized double shower and wall mounted heated towel rail. The larger of the bedrooms is found at the end of the hallway with part vaulted ceilings and bespoke built-in wardrobes. This room has a large, carpeted floor space and is incredibly well lit courtesy of the double glazed windows to the front. The second double bedroom can be found next door again with carpeted flooring laid underfoot, this room offers ample floor space for a double bed and additional storage solutions with eave storage also access from here too.

THE GREAT OUTDOORS

The rear garden is currently presented in a low maintenance state with a raised flagstone patio seating area sitting adjacent to a raised wooden deck with timber pergola above. The garden is all fully enclosed with timber fencing on all sides and also houses a potential annex space with a fully insulated and self-enclosed timber cabin. This space currently houses a home gym, additional storage spaces, toilet and battery storage for the solar panels making the most of the south facing aspect on the roof of the property.

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 8AG

What3Words : ///simple.single.kilt

VIRTUAL TOUR

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

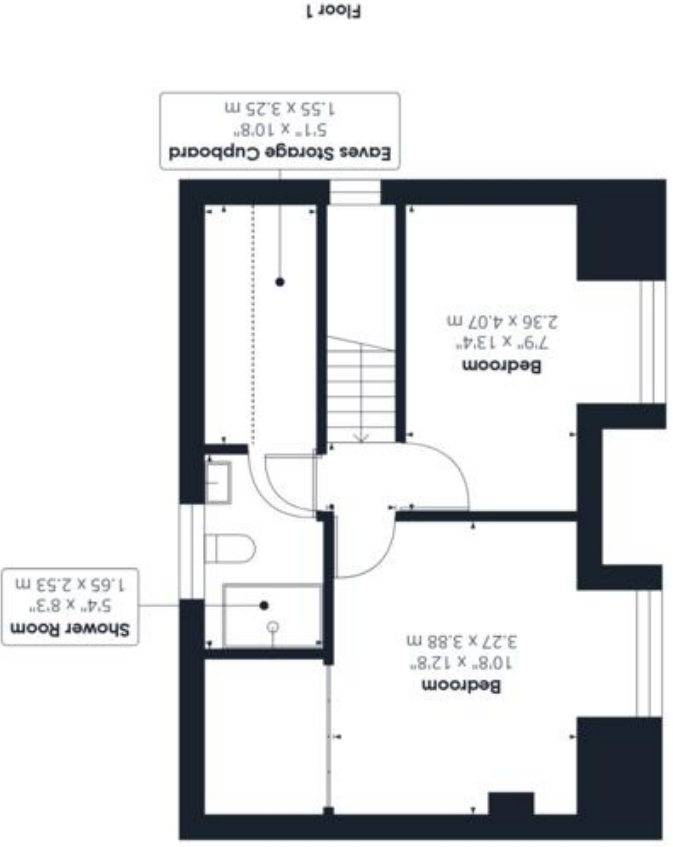
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Price:



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GIRAFFE 360
standard.
Calculations are based on RICS IPMS 3C
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While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor

Reduced headroom
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area^m
1288.55 ft²
119.71 m²
Reduced headroom
34.17 ft²
3.17 m²