



Yarrow Drive, Carlton Colville - NR33 8NG



Yarrow Drive

Carlton Colville, Lowestoft

VENDOR FOUND! Situated just south of Lowestoft Town centre this **DETACHED FAMILY HOME** offers large **OPEN PLAN** living spaces with **VERSATILE** rooms on each level all benefitting from updated **GAS CENTRAL HEATING**. The ground floor boasts a **PORCH ENTRANCE** with built in storage cupboard to match and a stunning **OPEN PLAN** sitting and dining room linking together seamlessly in an L-shape and backing onto a considerable **GARDEN ROOM** complete with gas central heating making this space usable all year round. The kitchen offers a wide array of storage alongside **INTEGRATED APPLIANCES** while to the very front of the house a ground floor WC is on offer sitting next to a versatile **STUDY/BEDROOM**, ideal for those seeking **MULTI-GENERATIONAL LIVING**. In total **FOUR BEDROOMS** could be on offer within the home with three incredibly well proportioned double bedrooms coming to the first floor all served by a **FOUR PIECE BATHROOM**.



Externally, the property boasts a SOUTH FACING rear garden retaining PRIVACY from every angle due to the position of the property with a TREE LINED BACKING and well planted bedding while to the front of the home offers ample OFF ROAD PARKING in front of a DOUBLE GARAGE with electric roller doors.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Vendor Found!
- Detached House
- Updated Gas Central Heating System
- Sweeping L-Shape Sitting & Dining Room Space
- 21' Garden Room With Gas Central Heating
- Four Bedrooms
- Private South Facing Garden Enjoying An Attractive Finish/Landscaping
- Large Driveway & Double Garage

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 seaside experience including a 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.



SETTING THE SCENE

The property sits back from the street where a low maintenance shingle frontage has planted shrubbery to both the front and side of the home whilst an open concrete pad allows for the parking of multiple vehicles sat in front of the home and access to the double garage through electric rolling doors.

THE GRAND TOUR

Heading inside, a porch entrance allows for the perfect space to slip off coats and shoes before heading into the remainder of the home whilst the central hallway does offer a floor to ceiling built in storage wardrobe for such items. The ground floor central hallway and first floor landing are fitted with sensor lighting for ease of use with the ground floor hallway granting access to all living accommodation and stairs for the first floor. Turning to the left and heading towards the front of the home, the versatility of the property comes to light where a ground floor space currently functions as a study however does offer potential fourth bedroom usage neighbouring two piece WC complete with a wide array of vanity storage and frosted glass window to the outside with potential to turn this into an en-suite if ground floor living is required.

Heading back to the hallway and beyond the stairs with a recessed storage space, the kitchen emerges laid upon all tiled flooring with a wide array of wall and base mounted storage units which in turn give way to integrated appliances to include dual eye level ovens, a five ring hob with extraction above and dishwasher whilst the tile flooring loops back around an extended breakfast bar seating space to reveal further storage where plumbing for a washing machine can be found, space for a tall standalone fridge, freezer wall mounted combination boiler.

The main living space comes just off from the central hallway again in a fantastic open plan sitting and dining room. The sitting room space alone is an impressive 19' in length laid with all carpeted flooring with an

immaculate decorative finish. The space allows for a potential choice of soft furnishings whilst the dining room reaches out to the left hand side, perfect for a free flowing design. At the rear of the home access from both the sitting and dining room, a well proportioned garden room offers year round usage with a multitude of windows and a set of French doors to allow positive airflow in the warmer months whilst gas central heating has been extended to this space plus independent gas heater, making it more than usable in the winter months.

The first floor landing grants access to three incredibly well proportioned double bedrooms as well as the sizable four piece family bathroom suite immediately to your left where currently a freestanding roll top bath and walk in shower unit are on offer with a multitude of built in vanity storage and a tall heated towel rail. The smaller of the double bedrooms comes immediately to the end of this hallway complemented by wall to wall built in wardrobes. The space overlooks the undisturbed tree line backing at the rear of the home similarly to the larger bedroom on the opposite side of the home which also makes the most of the private backing behind the home all set upon wooden flooring leaving more than enough space for a potential choice of soft furnishings. A further incredibly well proportioned double bedroom sits just next door to this towards the front of the home benefiting from a dual facing aspect keeping natural light flowing into the space with this room is also fitted with solid wooden flooring with handy recesses perfect for built in storage and recessed lighting within the ceiling.







THE GREAT OUTDOORS

The rear garden is incredibly private from all directions due to the position of the home and fully enclosed with timber panel fencing. The garden is a mixture of flagstone patio seating areas, open lawn spaces and well maintained and lovingly landscaped planted borders fitted with shingle and a mixture of plants and shrubbery to create a vibrant and welcome setting. At the rear of the home sat towards the top corner of the property, a bespoke timber summer house creates the ideal space to sit and enjoy the warmer months.

FIND US

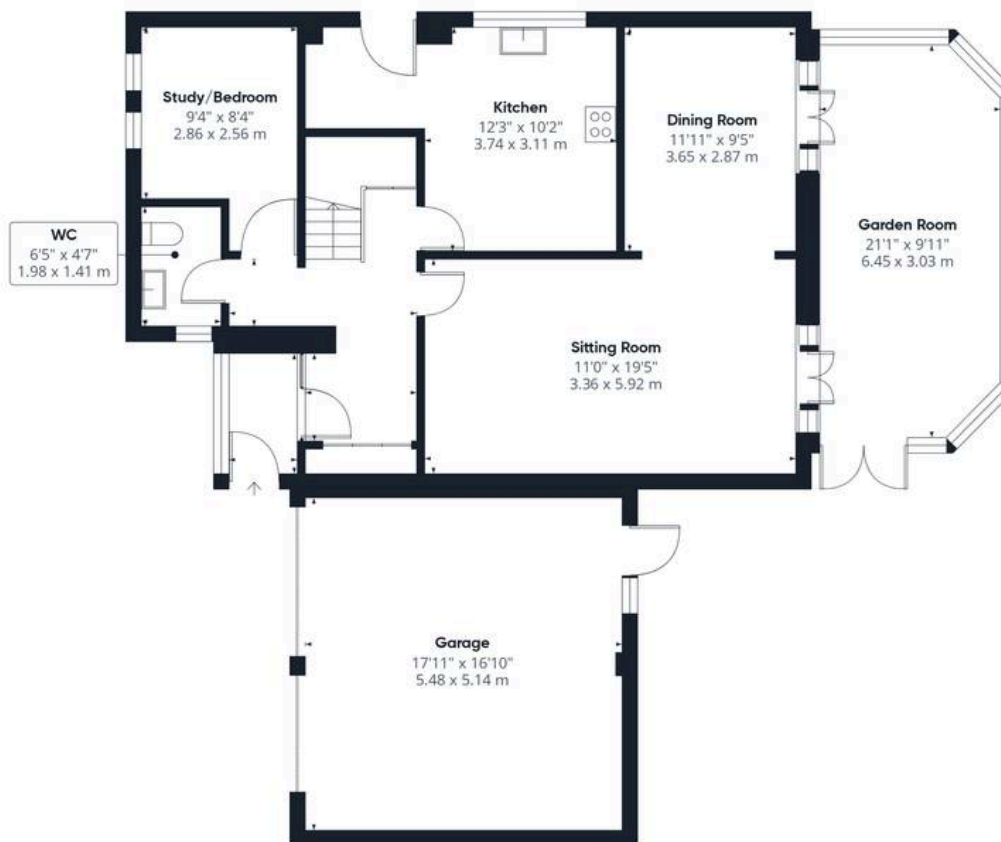
Postcode : NR33 8NG

What3Words : ///twigs.causes.electrode

VIRTUAL TOUR

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





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1765 ft²

164,1 m²

Reduced headroom

4 ft²

0,4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.