



Matlock Dale, Carlton Colville - NR33 8WD



Matlock Dale

Carlton Colville, Lowestoft

Found within this ever popular development is an impressively VERSATILE DETACHED TOWNHOUSE offering nearly 1800 Sq. Ft of accommodation (stms) over THREE LEVELS with the addition of a SELF-CONTAINED ANNEX as part of a garage conversion, ideal for those seeking MULTI-GENERATIONAL LIVING. The home enjoys a FREE-FLOWING DESIGN linking the THREE RECEPTION ROOMS including an 18' SITTING ROOM, dining room and conservatory with the ability to create a more OPEN PLAN design if desired. To the right of the home, an UPDATED KITCHEN presents itself, fitted in 2023 with a UTILITY ROOM housing the gas central heating boiler, fitted circa 2021. Across the next two levels a total of SIX BEDROOMS are on offer, four of which being well proportioned double rooms and all having the use of a combined, THREE EN-SUITE SHOWER ROOMS, three piece bathroom and ground floor WC. The ANNEXE sits to the left of the home with its own separate access, boasting an open living space with FITTED KITCHEN, bedroom to the rear with NEWLY LAID CARPETS and an additional SHOWER ROOM. The rear garden is FULLY ENCLOSED and well planted where the owners have extended the fencing to the front to create a bin store as well as EXTENDING the DRIVEWAY to give additional OFF ROAD PARKING.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Town House
- Approx. 1800 Sq. Ft Of Accommodation Over Three Levels
- Self-Contained Annex In Converted Garage Space
- 18' Sitting Room With Separate Dining Room
- Kitchen Fitted In 2023
- Gas Central Heating Updated Circa 2021
- Six Bedrooms In Main Residence
- Family Bathroom, Three En-Suites, Ground Floor WC & Shower Room In Annex
- Fully Enclosed Rear Garden
- Extended Driveway Giving Off Road Parking

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.

SETTING THE SCENE

The property sits proudly within this popular development where a low maintenance frontage features a combination of brick weave driveway, colourful planted borders and shingle footing. Due to the home's position, it faces directly down the street giving privacy to the front of the home with access to the annex coming to the left hand side and a timber swinging gate giving access to the bin, store and garden beyond on the right of the home.



THE GRAND TOUR

Once inside, a central hallway is the first place to greet you granting access into all accommodation on the ground floor as well as stairs to the first floor. Immediately to the right a predominantly tiled ground floor WC is presented with wood effect flooring laid underfoot. The kitchen sits to the right hand side of the stairs having undergone a recent refurbishment in 2023. The space offers a multitude of wall and base mounted storage units with square edge work surfaces leaving space for a gas range style oven and hob with modern extraction fan above. Within the kitchen the floor space opens up to leave room for a formal dining table with handy under the stairs storage cupboard or to be an access from this space. The current owners make use of the space to accommodate an American style fridge/freezer with an integrated dishwasher found within the cabinetry as well. Just behind the kitchen sits a modernised utility room finished at the same time as the kitchen with matching suites - the space also is home to the modernised gas central heating combination boiler.

To the left of these stairs, the three main living spaces all interlinked with one another initially offering an 18' sitting room laid with all carpeted flooring leaving more than enough room for a potential choice of layout of soft furnishings whilst a set of glass panelled wooden French doors open into the formal dining suite which in turn also links back into the kitchen. Due to the layout and position of these rooms, a more open plan feel could easily be designed if required. To the very end of the home, a uPVC double glazed conservatory gives the perfect spot to overlook the fully enclosed rear garden with French doors taking you onto the rear garden patio. To the left of the home on the ground floor the garage was historically converted to create a further living space where, Initially accessed from the driveway, an open living space combines a sitting room and kitchen complete with plumbing leading through to a walk in shower room with bathroom fitted with new carpets in 2025 which in turn links back through to the conservatory space.

The first floor landing splits to grant access into the first three of the bedrooms within the home with the first bedroom coming directly ahead to the right hand side benefiting from built in wardrobes whilst the first of the well proportioned doubles sits just to the left of this again overlooking the rear gardens with double built in wardrobes and the first of three en-suite bathrooms complete with a fully tiled surround and low level radiator. The smallest of the bedrooms within the home sits towards the front of the property ideal as a single bedroom or nursery, however currently used as a home office space. The largest of the bedrooms on this level again, overlooks the front of the home, with a large open carpeted floor space suited to a double bed with further storage solutions and the second ensuite shower room complete with corner shower unit. Also found within this floor is a three piece family bathroom suite much like the rest of the home, the space is generously sized with a predominantly tiled surround. The second floor landing splits in each direction to take you into two further bedrooms with the first of two incredibly well proportioned double bedrooms coming to the right hand side occupying

a multi facing aspect. The room is flooded with natural light with part vaulted ceilings hosting Velux windows. The current owners altered this space where an ensuite was previously accessed however turned into a walk in wardrobe to fit current needs. On the adjacent side of the property the larger of the bedrooms is on offer again with part vaulted ceilings built in wardrobes and the third ensuite shower room with velux window fitted within the vaulted ceiling.

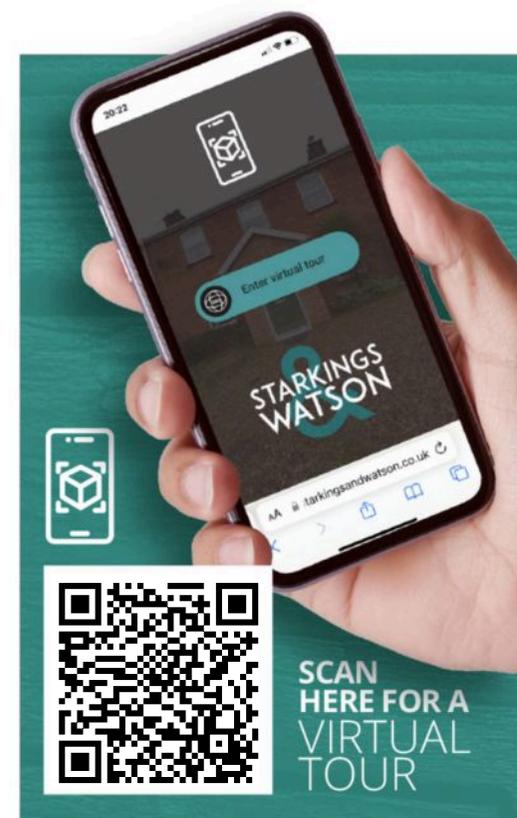
FIND US

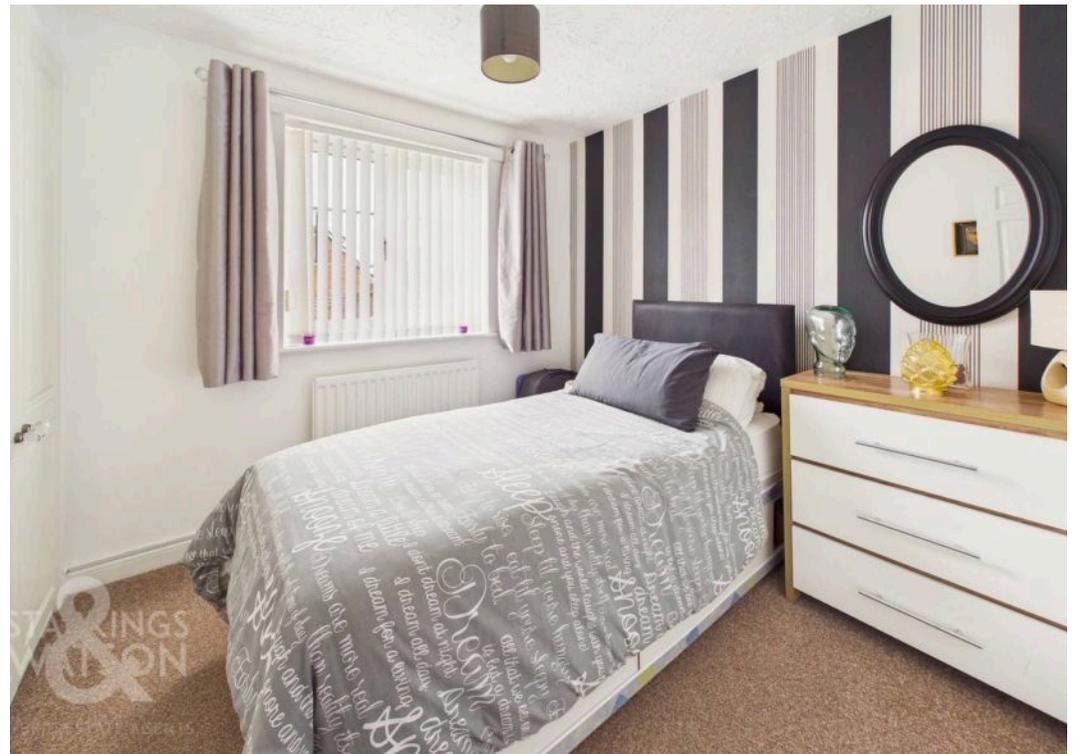
Postcode : NR33 8WD

What3Words : ///throat.junction.strain

VIRTUAL TOUR

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







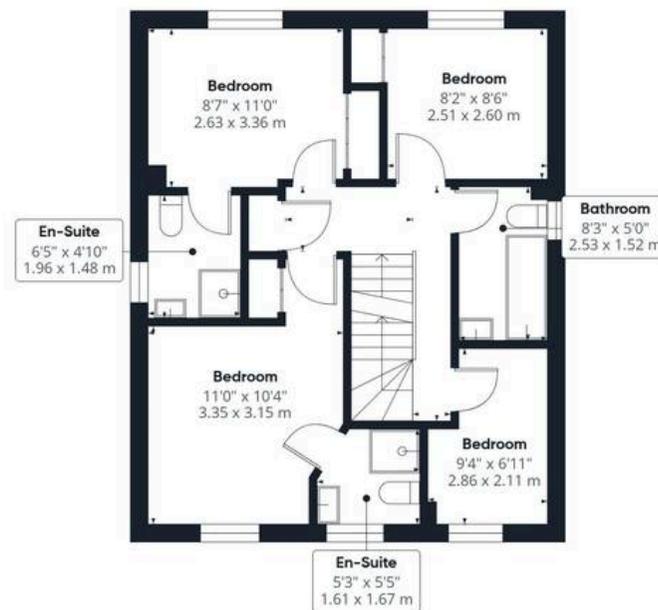
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing whilst a multitude of colourful planting beds add vibrancy to the outside space. A large flagstone patio creates the ideal seating area whilst lawn takes over towards the rear of the garden where a secret planting bed can also be found.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1798 ft²

167 m²

Reduced headroom

7 ft²

0.6 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 and 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.