



01502 576840
www.angeandco.co.uk

Grove Gardens
Carlton Colville, Lowestoft, NR33 8SH
'Offers In Excess' £450,000

SUBSTANTIAL living provides a LIFESTYLE all on ONE LEVEL; no compromise on space or style...

Ideally located in a quiet cul-de-sac away from the hustle & bustle yet close enough for all amenities. This DETACHED bungalow provides SUBSTANTIAL living & comprises 3 receptions, conservatory, FULLY FITTED kitchen with separate utility & rear lobby. 3 DOUBLE bedrooms, family bathroom & ensuite. Double glazing & GCH throughout; Wonderfully enclosed rear garden, driveway & DOUBLE GARAGE.

* CALL TO VIEW *

ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this beautifully presented home... Fitted carpet, radiator and power points; loft access in situ. Airing cupboard offers your storage solution and houses the pressurised hot water cylinder.

LOUNGE

15' 2" x 13' 8" (4.64m x 4.17m)

Fitted carpet, 2 uPVC double glazed windows, radiator, wall lighting and a gas fire in situ. Internal door into the...

DINING ROOM

12' 6" x 12' 1" (3.82m x 3.69m)

Perfectly positioned between the kitchen, the lounge and the conservatory, the ideal setting for every occasion. Fitted carpet, radiator, wall lighting and power points. Door into the kitchen and French double doors into the...



CONSERVATORY**14' 4" x 12' 8" (4.37m x 3.87m)**

Too good to be called and used as a conservatory, this extraordinary room has space and panoramic views of your garden. Brick uPVC double glazed windows, glass roof with electric roof windows and bespoke blinds. Tiled flooring, radiator, fan lighting, power points and French double doors out to the garden.

KITCHEN**11' 10" x 10' 5" (3.61m x 3.19m)**

With everything at hand this kitchen has been built with every chef in mind; several wall and base units with worktop, inset sink / drainer and under counter lighting. Built-in appliances include double oven with gas hob and extractor fan over; dishwasher and larder fridge. Tiled flooring, uPVC double glazed window, radiator and power points.

UTILITY ROOM**7' 9" x 5' 10" (2.37m x 1.80m)**

Extension to the kitchen keeps the laundry out of the way; wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed window, radiator, power points and cupboard housing the gas central heating boiler. Door into the...

REAR LOBBY / BOOT ROOM**8' 7" x 6' 7" (2.62m x 2.03m)**

Currently utilised as an office... Wooden flooring, uPVC double glazed window, radiator and power points. uPVC part double glazed door leads to the rear garden and internal door leads to the...

LOUNGE**13' 6" x 11' 6" (4.14m x 3.51m)**

Unexpected additional reception room provides a sanctuary... Wooden flooring, 2 uPVC double glazed windows, radiator, TV, power points and a cast iron burner with Oak mantel.

**BATHROOM**

Tiled top to toe this white bathroom suite comprises a vanity unit with inset basin; low level WC and a panelled bath with mixer tap and screen. Tiled flooring, opaque uPVC double glazed window, radiator and extractor.

BEDROOM 1**16' 0" x 13' 9" (4.88m narrowing to 3.60m x 4.20m)**

With views of the rear garden this double bedroom has the answer to your storage solutions and your very own ensuite. Fitted carpet, uPVC double glazed windows, radiator, TV, power points and built-in wardrobes; door to...

ENSUITE

White suite comprises a pedestal basin, low level WC and a double cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window, radiator and extractor.

BEDROOM 2**10' 7" x 16' 11" (3.25m x 5.18m narrowing to 3.18m)**

Double bedroom with front aspect; fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

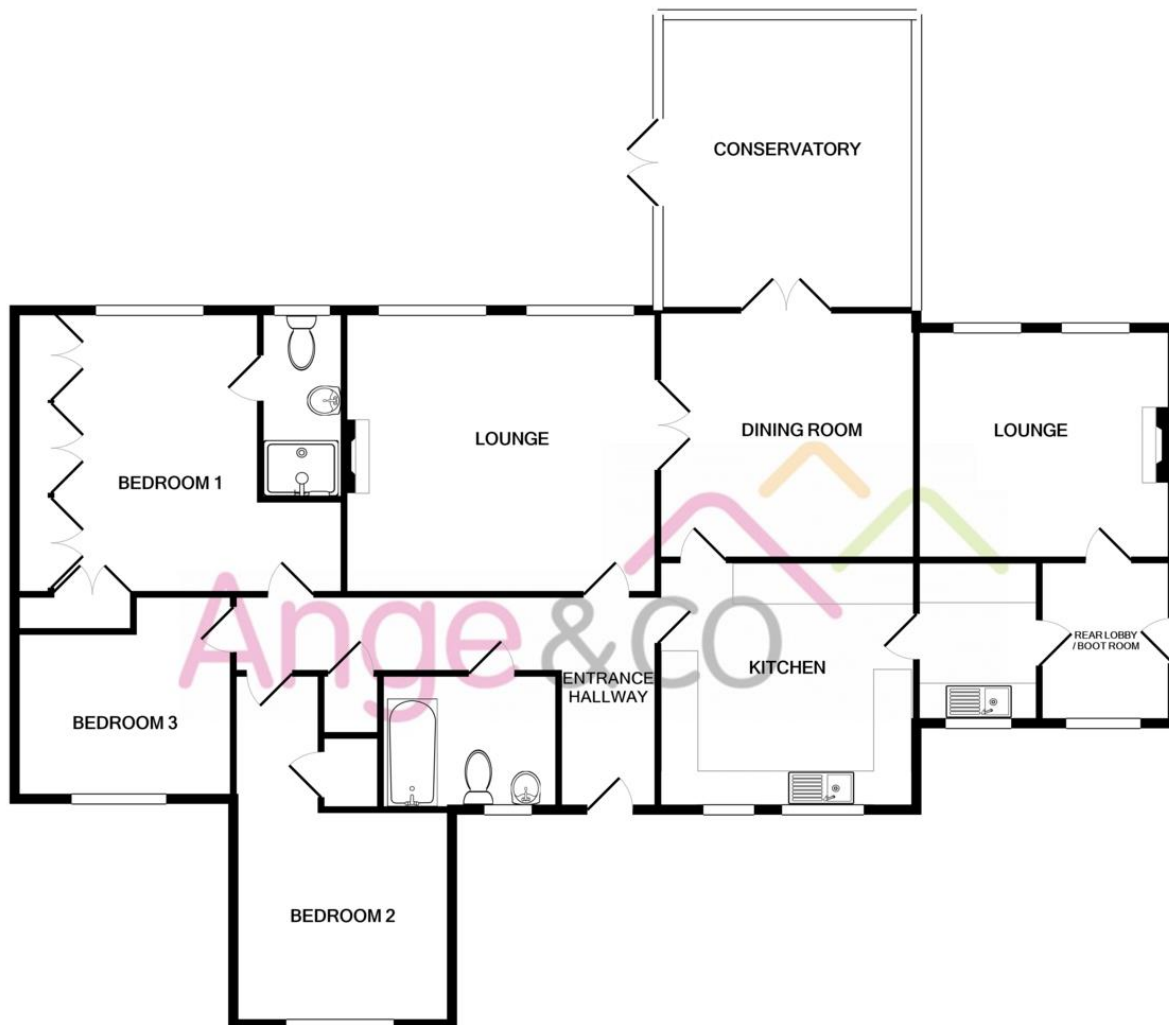
**BEDROOM 3****10' 7" x 9' 11" (3.24m x 3.04m)**

Double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

OUTSIDE

Laid to lawn gardens with inset shrubs to the front and various inset trees and plants to the rear with decking and a large patio area; wonderfully enclosed the rear garden is a haven of peace and beauty. Outside lighting, wood store, water tap and power points. Pedestrian access to the front and the driveway gives access to the DOUBLE GARAGE (20' 5" x 19' 11" (6.23m x 6.09m)) with 2 vehicular up and over doors, uPVC double glazed window, power, light and uPVC part double glazed door to the rear garden.

EAST SUFFOLK COUNCIL TAX - BAND D
ENERGY PERFORMANCE CERTIFICATE RATING - C



GROVE GARDENS, CARLTON COLVILLE, NR33 8SH
TOTAL APPROX. FLOOR AREA 1590 SQ.FT. (147.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Services

**ALL MAINS SERVICES
GAS CENTRAL HEATING
East Suffolk Council
Tax - D
EPC Rating - C**

**Ivy Lane, Oulton Broad
Lowestoft, NR33 8QH
T: 01502 576840
E: info@angeandco.co.uk**

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