



Chislehurst Road, Carlton Colville, Lowestoft,  
Suffolk, NR33 8BY

£325,000

## GENERAL REMARKS

Lovely spacious family home with 4 good size bedrooms, located on a desirable and established residential development in South Lowestoft. The property benefits from a particularly spacious lounge which opens to a good size conservatory which, again, pleasantly overlooks the rear garden. The property also benefits from a separate dining room, a refitted light grey contemporary kitchen and a double detached garage. On the development is an excellent parade of shops, co-op supermarket, doctors surgery and primary school, together with a community centre.

- **4 GOOD SIZE BEDROOMS**
- **SUPERB RE-FITTED KITCHEN (DEC 2018)**
- **GOOD SIZE CONSERVATORY (NEW GLASS UNITS)**
- **SPACIOUS LOUNGE & SEPARATE DINING ROOM**
- **NEW GAS BOILER (DEC 2018)**
- **UTILITY**
- **EN SUITE BATHROOM**
- **RE-FITTED SHOWER ROOM**
- **PRIVATE REAR GARDENS (NOT OVERLOOKED)**
- **DOUBLE DETACHED BRICK GARAGE**

## UPVC double glazed door to

### ENTRANCE PORCH

6' 8" x 3' 10" (2.03m x 1.17m)  
with further upvc double glazing, tiled floor, courtesy light.

### ENTRANCE HALL

9' 5" x 7' 1" (2.88m x 2.17m)  
stairs to first floor with cupboard space under, radiator.

### DOWNSTAIRS CLOAKROOM

6' 4" x 4' 0" (1.92m x 1.22m)  
low level wc, pedestal washbasin, hot and cold, tiled splashbacks, laminate flooring, radiator, extractor fan.

### SPACIOUS LOUNGE

21' 9" x 10' 10" (6.62m x 3.31m)  
upvc double glazed window overlooking front garden, 2 radiators, ornamental brick fireplace with electric fire, tv point, double glazed sliding patio door to conservatory.

### CONSERVATORY

11' 11" x 11' 8" (3.64m x 3.56m)

of brick/upvc construction with NEW sealed unit double glazing, insulated poly carbonate roof, radiator, double doors to rear patio and garden.

### SPACIOUS DINING ROOM

12' 8" x 9' 10" (3.86m x 2.99m)  
upvc double glazed window overlooking front garden, radiator.

### RE-FITTED KITCHEN

12' 10" x 9' 9" (3.90m x 2.97m)  
superb re-fitted kitchen in a range of light grey gloss fronted units with contrasting granite stone effect worktops, wall cupboards with under lighting, including single drainer sink, 5 burner gas hob, filter hood over, double oven and grill, cupboard containing Baxi gas fired boiler heating domestic hot water and radiator heating system, integral dishwasher, light grey tiled floor and matching splashback.

### UTILITY

8' 1" x 6' 4" (2.47m x 1.92m)  
to include 2 fitted cupboards, power points, tiled floor, radiator, upvc opaque glazed rear door.





### **STAIRS TO FIRST FLOOR AND LANDING**

access to roof void.

### **MASTER BEDROOM**

13' 3" x 12' 6" (4.03m x 3.81m)

upvc double glazed window, radiator, double fitted wardrobe cupboard with 3 sliding mirrored doors.

### **EN SUITE BATHROOM**

6' 6" x 5' 9" (1.98m x 1.76m)

cased bath, hot and cold, low level wc, vanity washbasin, hot and cold, part tiled walls, radiator, upvc opaque glazed window.

### **BEDROOM 2**

11' 0" x 12' 6" (3.35m x 3.82m)

upvc double glazed window, radiator, laminate flooring, built-in airing cupboard, foam lagged copper cylinder, immersion heater.

### **BEDROOM 3**

9' 6" x 8' 11" (2.89m x 2.73m)

upvc double glazed window, radiator.

### **BEDROOM 4**

8' 11" x 8' 10" (2.73m x 2.68m)

upvc double glazed window, radiator, laminate flooring.



### **RE-FITTED SHOWER ROOM**

8' 11" x 5' 10" (2.71m x 1.79m)

double walk-in shower cubicle with a thermostatic shower unit, overhead drencher, vanity washbasin, hot and cold with white gloss cabinet, low level wc, concealed cistern, part tiled walls, shower cubicle with shower boarding, chrome towel rail/radiator, inset ceiling spot lighting, polished tiled floor, upvc opaque glazed window.

## **OUTSIDE**

To the front, gardens laid to lawn, ornamental conifer, concrete driveway providing ample car standing. To the side, 5 bar gate leading to double width driveway and double detached garage. Rear gardens laid to lawn with paved patio areas, raised brick planters, brick built barbecue, external courtesy lighting and water tap.

## **DOUBLE DETACHED GARAGE**

of brick and tile construction with power and light, 2 up and over doors.

## **ENERGY RATING**

D

Tenure: Freehold

Council Tax Band: D

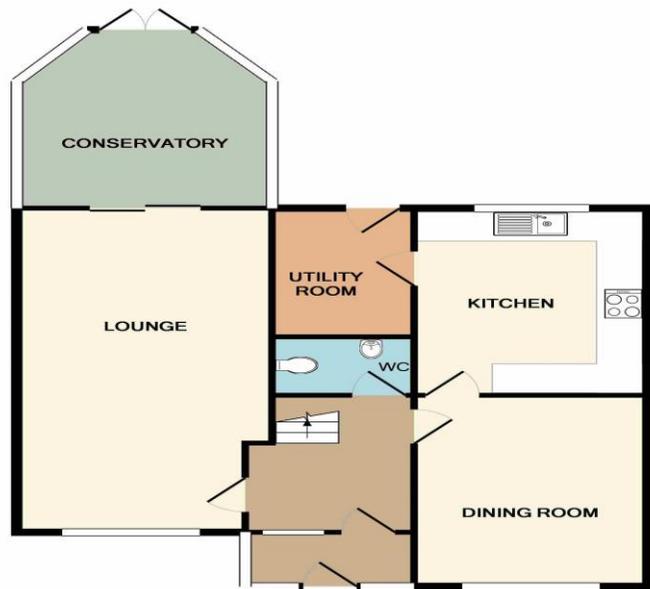
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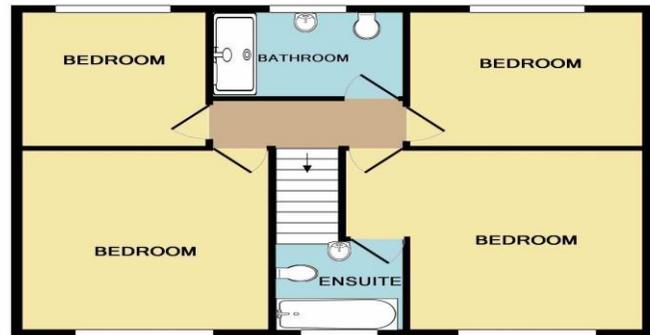








GROUND FLOOR



1ST FLOOR

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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Tel: Sales 01502 515999  
134 London Road North Lowestoft Suffolk  
NR32 1HB  
info@hardimans.co.uk  
www.hardimans.co.uk