



**Douglas Close, Carlton Colville Lowestoft NR33 8TT**

**welcome to**

## **Douglas Close, Carlton Colville Lowestoft**

A well-presented four-bedroom detached home located in the desirable Dales development in Carlton Colville. Offering two reception rooms, en-suite to the principal bedroom, conservatory, garage, and enclosed rear garden - ideal for family living.

### **Entrance Hall**

Access to downstairs WC, kitchen/diner, and living room. Stairs to first floor. Carpet flooring. Radiator. Power points.

### **Ground Floor Wc**

Double glazed window to side. Laminate flooring. Part tiled walls. Wc and wash hand basin. Gas heated towel radiator. Vanity unit with drawers.

### **Lounge**

17' x 11' 11" ( 5.18m x 3.63m )  
Double glazed sliding door to conservatory. Double glazed window to rear. Carpet flooring. Radiator. Power points. Spotlights.

### **Conservatory**

13' 1" x 10' ( 3.99m x 3.05m )  
Double glazed door to side leading to garden. Double glazed windows surrounding. Corrugated plastic roof. Wood effect laminate flooring. Power points.

### **Kitchen**

30' 6" x 9' 2" ( 9.30m x 2.79m )  
Wood effect flooring. Radiator. Power points. Fitted units and worktops. Sink and drainer. Integrated dishwasher and fridge freezer. Gas hobs and extractor fan. Integrated electric oven and grill. Large dining area with double glazed doors leading to garden. Access to utility room. Spotlights.

### **Garage/ Utility Room**

30' x 8' 3" ( 9.14m x 2.51m )  
Utility room with washing machine and tumble dryer space. Integrated with garage. Electric door. Fitted units and worktops.

### **Landing**

Access to bedrooms one to four, bathroom, and airing cupboard. Loft access. Carpet flooring. Power points.

### **Bedroom One**

12' 2" x 12' ( 3.71m x 3.66m )  
Double glazed window to rear. Access to en-suite. Carpet flooring. Radiator. Power points. Free standing wardrobe.

### **En-Suite**

8' 8" x 5' 1" ( 2.64m x 1.55m )  
Double glazed window to side. Laminate flooring. Part tiled walls. Wc and wash hand basin. Vanity unit with drawers. Walk in shower. Gas heated towel radiator. Extractor fan.

### **Bedroom Two**

14' 10" x 9' 3" ( 4.52m x 2.82m )  
Double glazed window to front. Carpet flooring. Radiator. Power points.

### **Bedroom Three**

12' 5" x 9' 3" ( 3.78m x 2.82m )  
Double glazed window to rear. Carpet flooring. Radiator. Power points.

### **Bedroom Four**

8' 2" x 6' 8" ( 2.49m x 2.03m )  
Double glazed window to front. Carpet flooring. Radiator. Power points.

### **Bathroom**

6' 9" x 6' 2" ( 2.06m x 1.88m )  
Laminate flooring. Part tiled/part splash back walls. Wc and wash hand basin. Bath tub with shower head unit. Vanity unit with drawers. Gas heated towel radiator.





### Front Garden

Driveway to front with topiary features.

### Rear Garden

Patio tiles leading to landscaped grass plot. Stone walkway leading to decking area. Topiary features. Fenced surround.

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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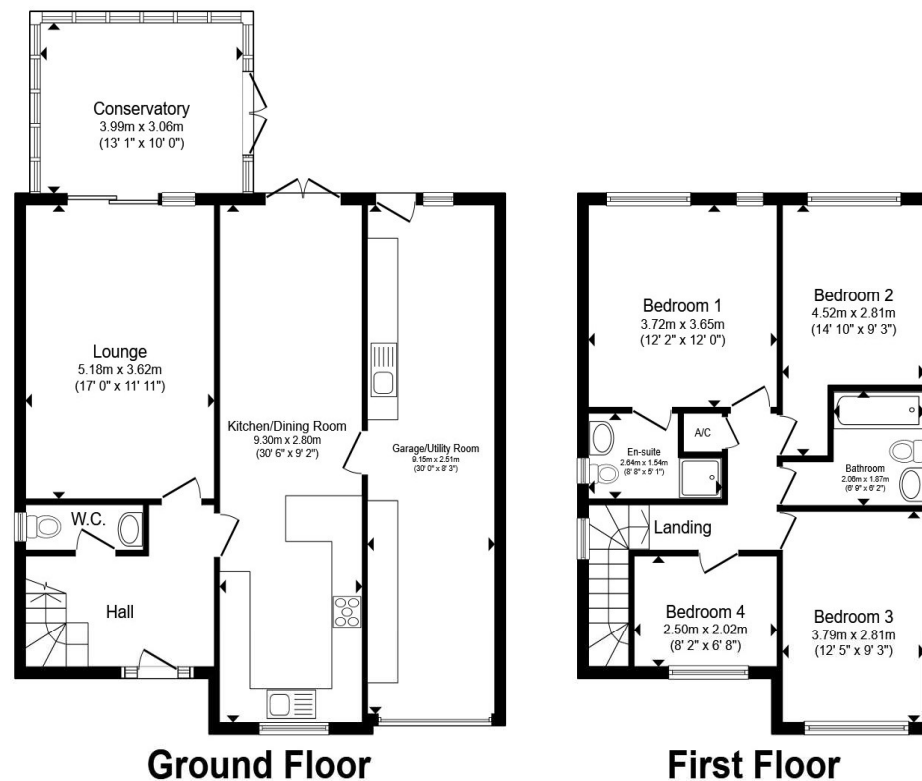
## Douglas Close, Carlton Colville Lowestoft

- CHAIN FREE
- CONSERVATORY OVERLOOKING THE GARDEN
- GROUND FLOOR WC AND FIRST FLOOR FAMILY BATHROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- DRIVEWAY AND INTEGRAL GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£415,000**



Total floor area 152.6 m<sup>2</sup> (1,643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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