



Dorley Dale, Carlton Colville Lowestoft NR33 8US

welcome to

Dorley Dale, Carlton Colville Lowestoft

Modern three/four bedroom property set over three floors in the ever-popular Carlton Colville. Offering a spacious kitchen/diner, first-floor lounge, family bathroom, enclosed rear garden and garage. Well presented throughout and close to local amenities and schools!

Entrance Hall

Double glazed front door. Access to first floor landing, kitchen/diner, study, and WC.

Kitchen/Diner

15' 7" x 12' 5" (4.75m x 3.78m)
Double glazed door to rear garden. Double glazed window to rear. Vinyl tile flooring. Prt tiled walls. Fitted worktops and units. Plumbing for washing machine and dishwasher. Space for double oven. Space for 50/50 fridge freezer. Radiator. Power points.

Study/Bedroom 4

9' x 8' 5" (2.74m x 2.57m)
Double glazed window to front. Vinyl tile flooring. Radiator. Power points.

Wc

Vinyl tile flooring. Full tiled walls. WC and washbasin. Towel radiator.

First Floor Landing

Access to lounge, bedroom three and second floor landing.

Lounge

15' 7" x 12' 6" (4.75m x 3.81m)
2x Double glazed french doors to balcony. Carpet flooring. Radiator. Tv and power points.

Bedroom Three

12' 6" x 8' 11" (3.81m x 2.72m)
2x Double glazed windows to front. Carpet flooring. 2x Radiator. Power points.

Second Floor Landing

Access to bedrooms one and two, and bathroom.

Bedroom One

12' 6" x 10' 4" (3.81m x 3.15m)
2x Double glazed windows to rear. Access to en-suite. Carpet flooring. Built in wardrobes. 2x Radiators. Power points.

En-Suite

9' x 2' 4" (2.74m x 0.71m)
Vinyl tile flooring. Fully tiled walls. WC and washbasin. Shower cubicle. Towel radiator.

Bedroom Two

12' 6" x 10' 11" (3.81m x 3.33m)
2x Double glazed windows to front. Carpet flooring. 2x Radiators. Power points.

Bathroom

6' 10" x 4' 9" (2.08m x 1.45m)
Vinyl tiled flooring. Fully tiled walls. WC and washbasin. Bathtub with mixer taps and overhead shower.

Garage

17' x 8' 6" (5.18m x 2.59m)

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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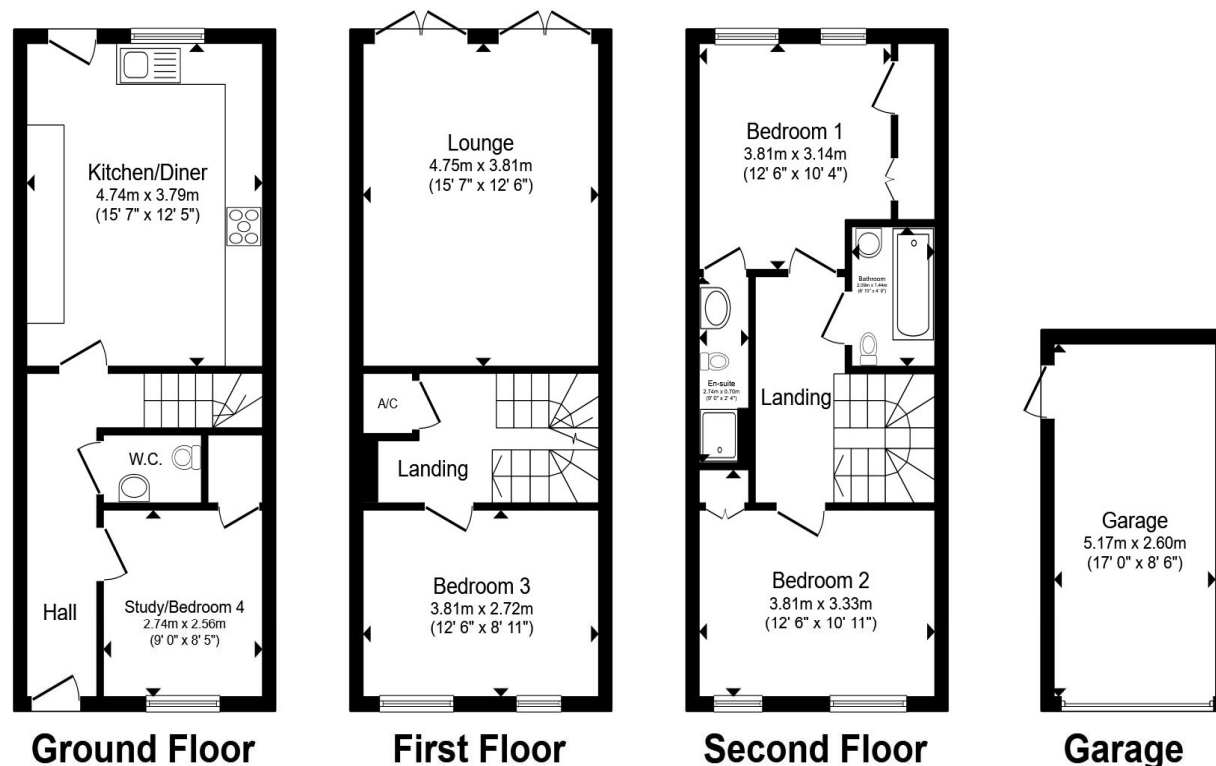
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- SPACIOUS KITCHEN/DINER
- FIRST-FLOOR LOUNGE WITH JULIET BALCONY
- ENCLOSED REAR GARDEN
- EXTERNAL GARAGE FOR SECURE PARKING OR ADDITIONAL STORAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£230,000



Total floor area 122.4 m² (1,317 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


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Property Ref:
LOW109601 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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