



27 Gratton Dale, Carlton Colville

Lowestoft



In Excess of £200,000
Minors & Brady

27 Gratton Dale

Carlton Colville, Lowestoft

Welcome into this beautifully designed home that blends contemporary style with modern comforts. Minors and Brady are delighted to present to the market this two bedroom semi-detached home, situated in the popular area of Carlton Colville. Boasting a cosy living room, high quality kitchen/diner, a family bathroom, an off-road parking space with garage and a laid to lawn garden.

- GUIDE £200,000-£220,000
- STYLISH AND CONTEMPORARY INTERIOR
- COSY LIVING ROOM
- HIGH QUALITY KITCHEN/DINER
- FAMILY BATHROOM
- MASTER BEDROOM WITH EN-SUITE
- LAID TO LAWN GARDEN
- OFF ROAD PARKING SPOT WITH A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES
- CARLTON COLVILLE, NR33



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Carlton Colville, Lowestoft

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Carlton Colville, Lowestoft

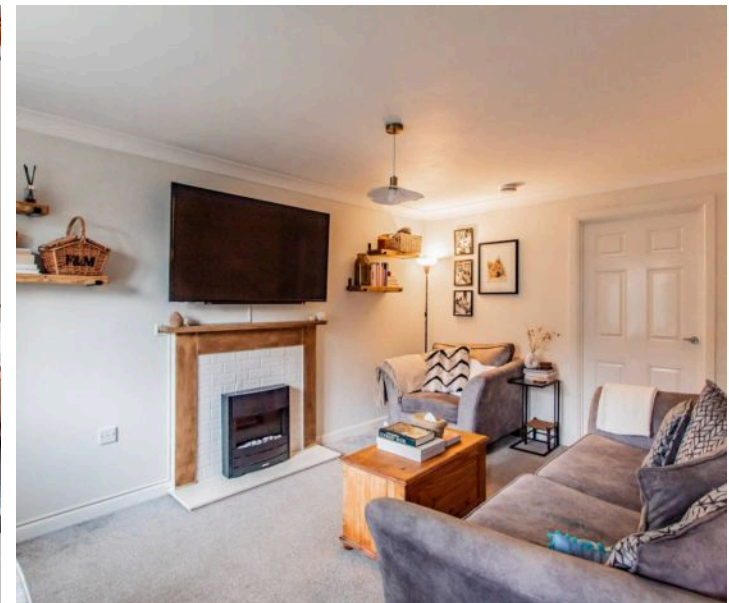
GRATTON DALE

As you step into this contemporary family home, you are greeted by a hall with stairs to the first floor and access into the ground floor rooms. The well presented living room is where you can present your stylish yet cosy free standing furniture to relax and unwind after a long day. With a focal point of this decorative fireplace, creating a warm and inviting ambiance. Entering into the kitchen/diner, well equipped with high quality units and appliances to be able to cook your favourite meals, with areas for your white goods. The functional design provides generous storage to keep the kitchen organized and clutter-free. The ground floor also has a convenient WC.

As you proceed onto the first floor, you will find two double bedrooms, that are not only practical but also provide a comfortable living space. One of the bedrooms stands out as the luxury master bedroom, equipped with an ensuite bathroom for added convenience and privacy. The family bathroom comprises of a three piece suite, accommodating all family members and guests.

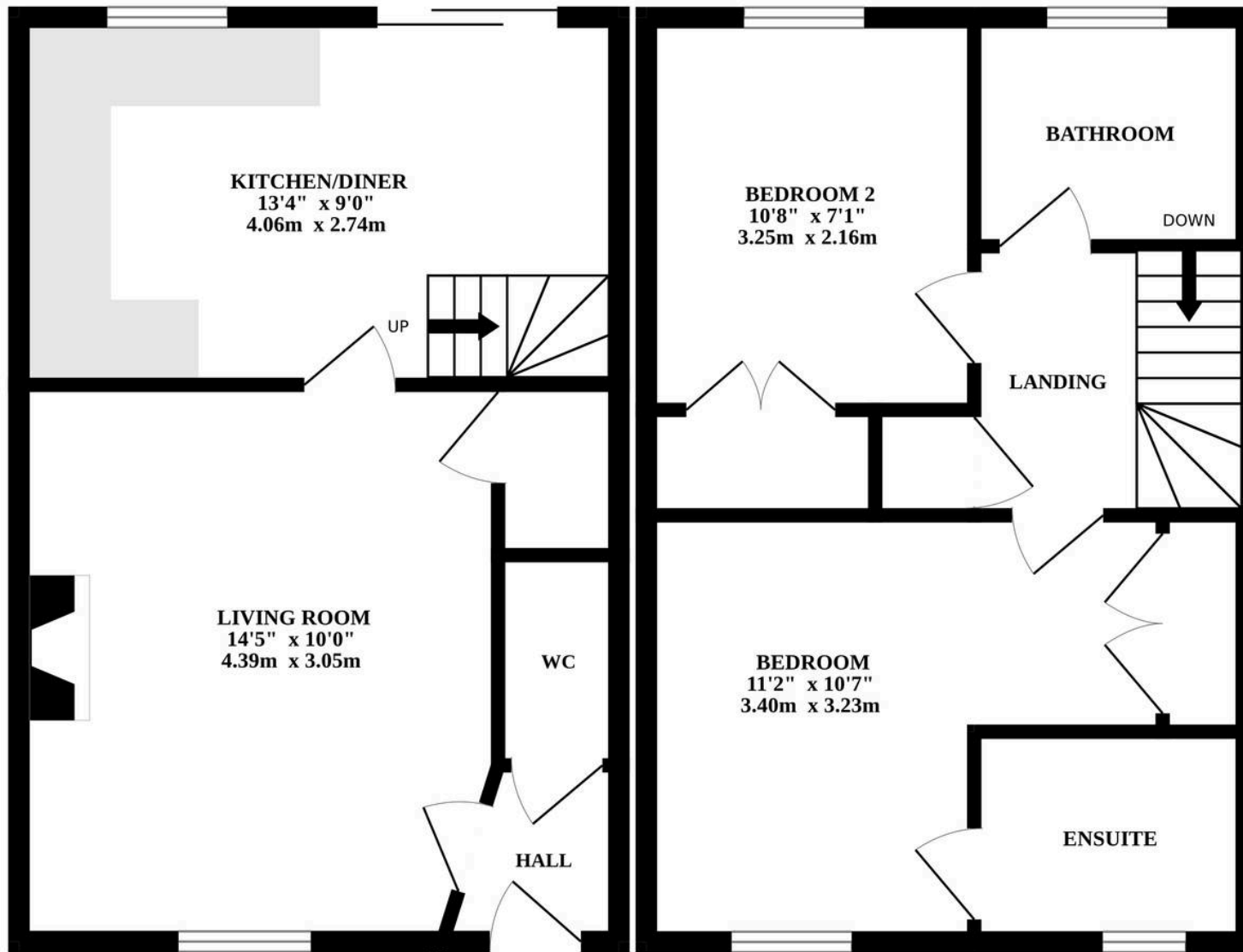
Upon arrival is an off-road parking space in front of a single garage offering additional parking or storage. The front garden is well-maintained with a pathway leading to the entrance door. Towards the rear is a decked terrace for your outdoor furniture to enjoy the afternoon sunshine, with a laid to lawn garden, all privately enclosed by a fence surrounding.

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Dreaming of this home? Let's make it a reality



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



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