



3 Poplar Road, Carlton Colville

Fixed Price £260,000

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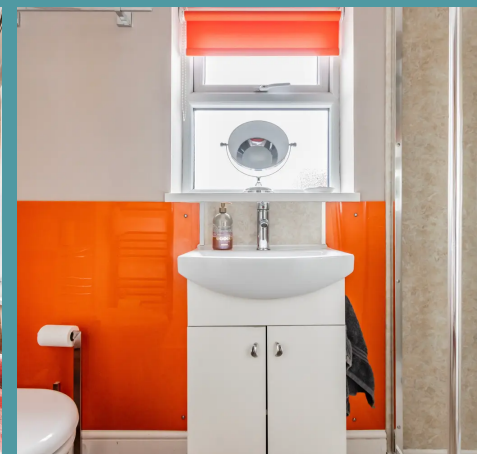
Carlton Colville, Lowestoft

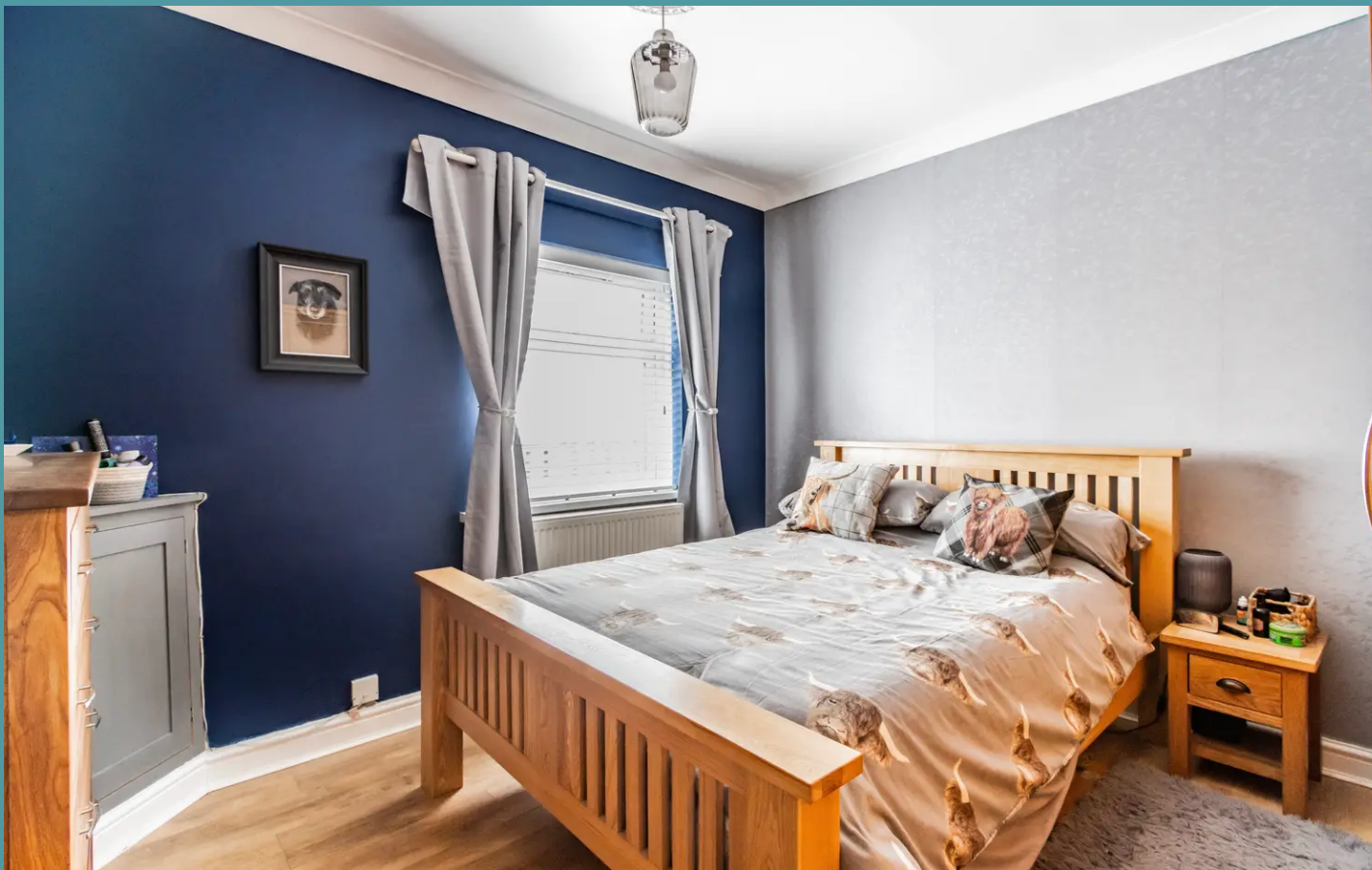
This semi-detached bungalow offers a comfortable and convenient lifestyle, designed to cater to all needs on a single floor. Located in the wonderful area of Carlton Colville, in close proximity to all local amenities and natural surroundings. Its spacious accommodation consists of two reception rooms, utility, shower room and three double bedrooms, one with a wet room. Externally you will find a driveway and an enclosed rear garden.

LOCATION

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.





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Carlton Colville, Lowestoft

Upon arrival to this charming semi-detached bungalow, is a brick-weave driveway providing convenient off-road parking for all family members and visitors. With gated access leading to the rear garden.

Step inside where you are instantly greeted by a welcoming entrance hall, allowing access into all rooms. Positioned at the front of the property, a pleasant sitting room awaits, where you can showcase your comfortable furniture and decorative items.

At the heart of the home lies an open plan kitchen/dining room, well-equipped with units and appliances to be able to cook your favourite meals. Complimented by a utility room, for your laundry goods and everyday essentials. With the addition of a convenient shower room.

This property benefits from three double bedrooms, designed to offer you relaxation and privacy. One of which is completed with a easily accessible wet room.





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Carlton Colville, Lowestoft

Towards the rear is a well maintained garden, mainly consisting of a laid to lawn, surrounded by a range of plants and shrubbery. The sheltered decked terrace is suitable for outdoor furniture during the summer months. With an outbuilding and two wooden sheds for storing your garden equipment. Overall this garden is fully enclosed so you can enjoy in seclusion.

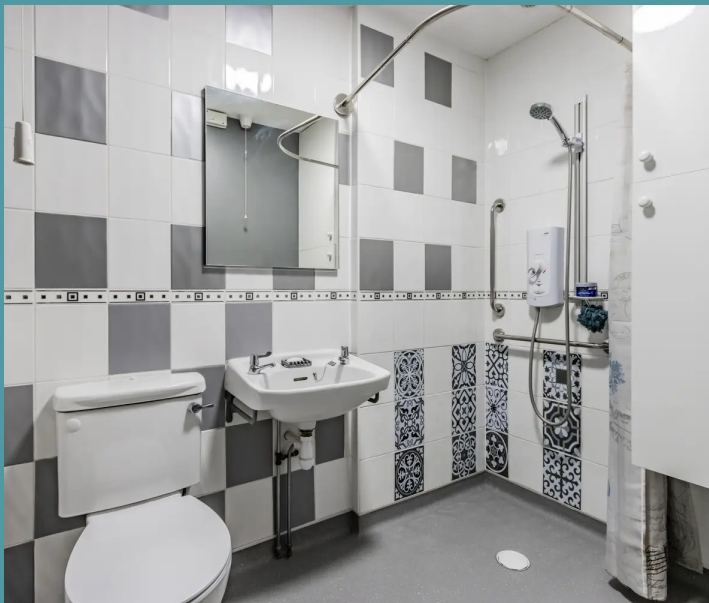
AGENTS NOTES

We understand that this property is freehold. Connected to mains electricity, water, gas and drainage. Double glazed windows.

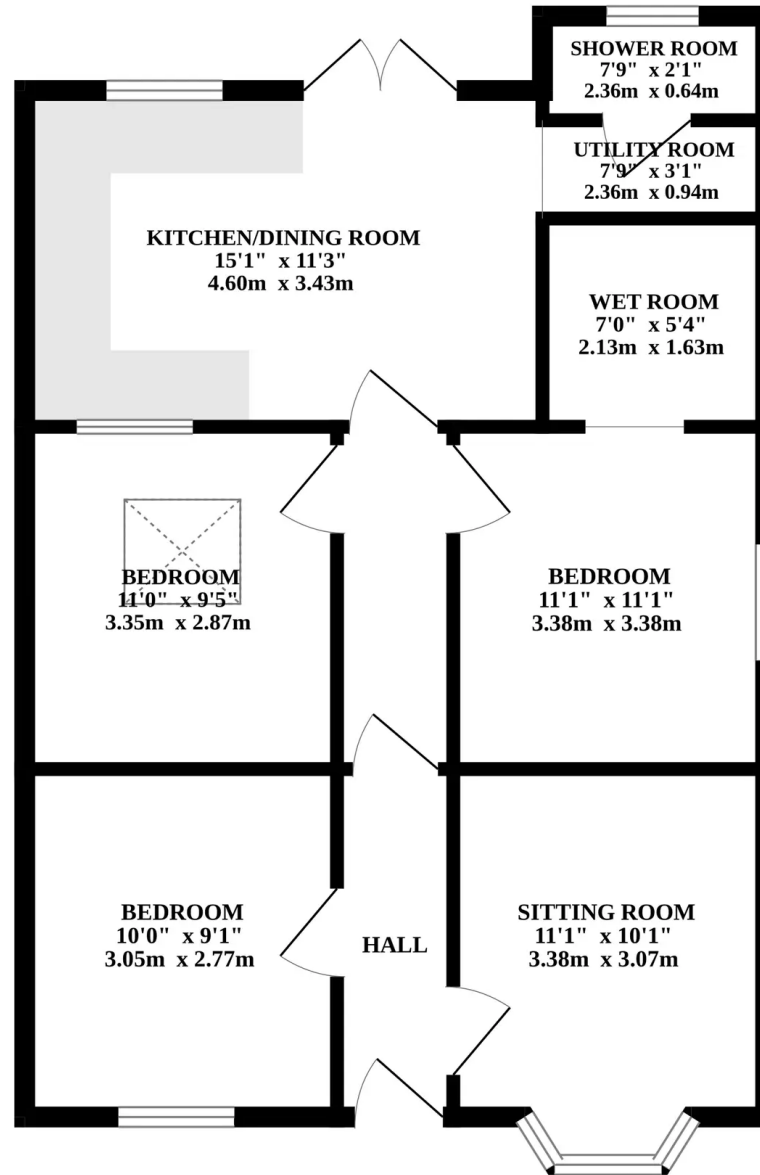
Heating system - Gas central heating.

Council Tax Band: C

- SEMI-DETACHED BUNGALOW
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- OPEN PLAN KITCHEN/DINER - UTILITY ROOM
- PLEASANT SITTING ROOM
- THREE DOUBLE BEDROOMS - ONE WITH WET ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES
- CARLTON COLVILLE, NR33



GROUND 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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