



## 14 Thistledown, Carlton Colville

In Excess of £350,000

# 14 Thistledown

Carlton Colville, Lowestoft

Explore comfortable and contemporary living in this beautiful detached home, perfectly suited to everyday family living. Sitting in the wonderful area of Carlton Colville, in close proximity to all local amenities and natural surroundings. Its accommodation consists of a sitting room, kitchen/breakfast room, dining room/snug, four bedrooms and bathroom. Externally you will find a driveway, garage and 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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Upon arrival to this charming detached home, is a shingle driveway providing off-road parking for all family members and visitors. Whilst the garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming entrance hall, completed with a convenient WC. Positioned at the front of the property is a spacious sitting room, where you can showcase your comfortable furniture and decorative items.

At the heart of the home lies an incredible open plan kitchen/diner, ensuring effortless interaction when hosting occasions and everyday family living. The kitchen is well-equipped with high quality fitted units and integrated appliances to enhance your cooking experience. Offering ample amount of storage space and areas for your laundry goods. Seamlessly connecting to dining area/snug, for your additional seating arrangements and dining set-up. With the presence of double doors and large windows, framing views of the garden.

Ascend the staircase to the first floor, where you will find four bedrooms, designed to offer you relaxation and privacy. The fourth bedroom has the versatility to be a study, dressing room or spare bedroom. The bathroom comprises of a modern three piece suite, accommodating all family members and guests.





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Towards the rear is a laid to lawn garden, with a patio area for your outdoor furniture. It is a blank canvas ready for you to make your own. Overall it is fully enclosed so you can enjoy in seclusion.

### AGENTS NOTES

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

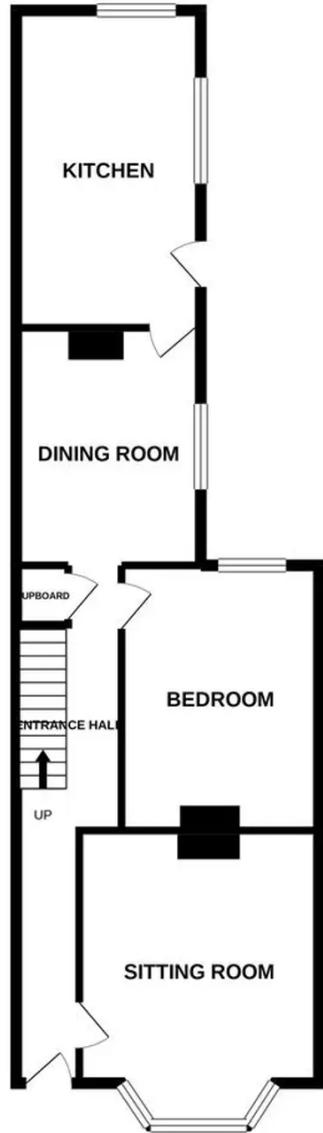
Heating system - Gas Central Heating, Glow Worm Boiler.

Council Tax Band: C

- CHARMING DETACHED HOME
- PERFECT FAMILY HOME
- COMFORTABLE AND CONTEMPORARY FEEL
- SPACIOUS SITTING ROOM
- OPEN PLAN KITCHEN/DINER/SNUG - WELL EQUIPPED
- FOUR BEDROOMS & BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS
- CARLTON COLVILLE, NR33



GROUND FLOOR



1ST FLOOR

