



220 Carlton Road, Lowestoft

Offers in Region of £190,000



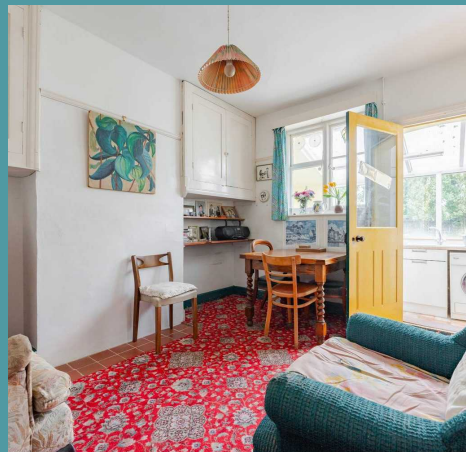
# 220 Carlton Road

## Lowestoft

Located in a peaceful residential area, this charming semi-detached bungalow offers the perfect opportunity for those looking to downsize without compromising on comfort. Boasting a convenient single-floor layout, this property is designed to accommodate a comfortable and easy lifestyle, with approved planning for a rear extension if you were wanting to maximise the living space. Don't miss out on the opportunity to make this charming semi-detached bungalow your new home.

### LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.







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Lowestoft, Lowestoft

Upon entering, you are greeted by a welcoming entrance hall, allowing access into all rooms. Positioned at the front of the residence is a warm and inviting sitting room, flooded with an abundance of natural light, perfect for showcasing your most comfortable furniture to relax and unwind. The adjacent dining room provides an ideal space for hosting family gatherings and creating lasting memories. The fitted kitchen is thoughtfully appointed, providing all the necessary amenities and ample storage space, allowing you to customise and make it your own according to your individual taste and needs.

The property features two well-proportioned bedrooms, thoughtfully designed to offer relaxation and comfort. One of which can be versatile, to suit your own requirements. The bathroom completes the accommodation, comprising of a three piece suite.

Step outside and discover the West-facing extensive garden that overlooks horse paddocks at the rear, providing a serene backdrop for outdoor enjoyment and relaxation. Whether you have a green thumb or simply enjoy spending time outdoors, this space offers endless possibilities. For added convenience, on-road parking is available at the front of the residence, with the potential for off-road parking.







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Lowestoft

### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

New double glazed windows installed.

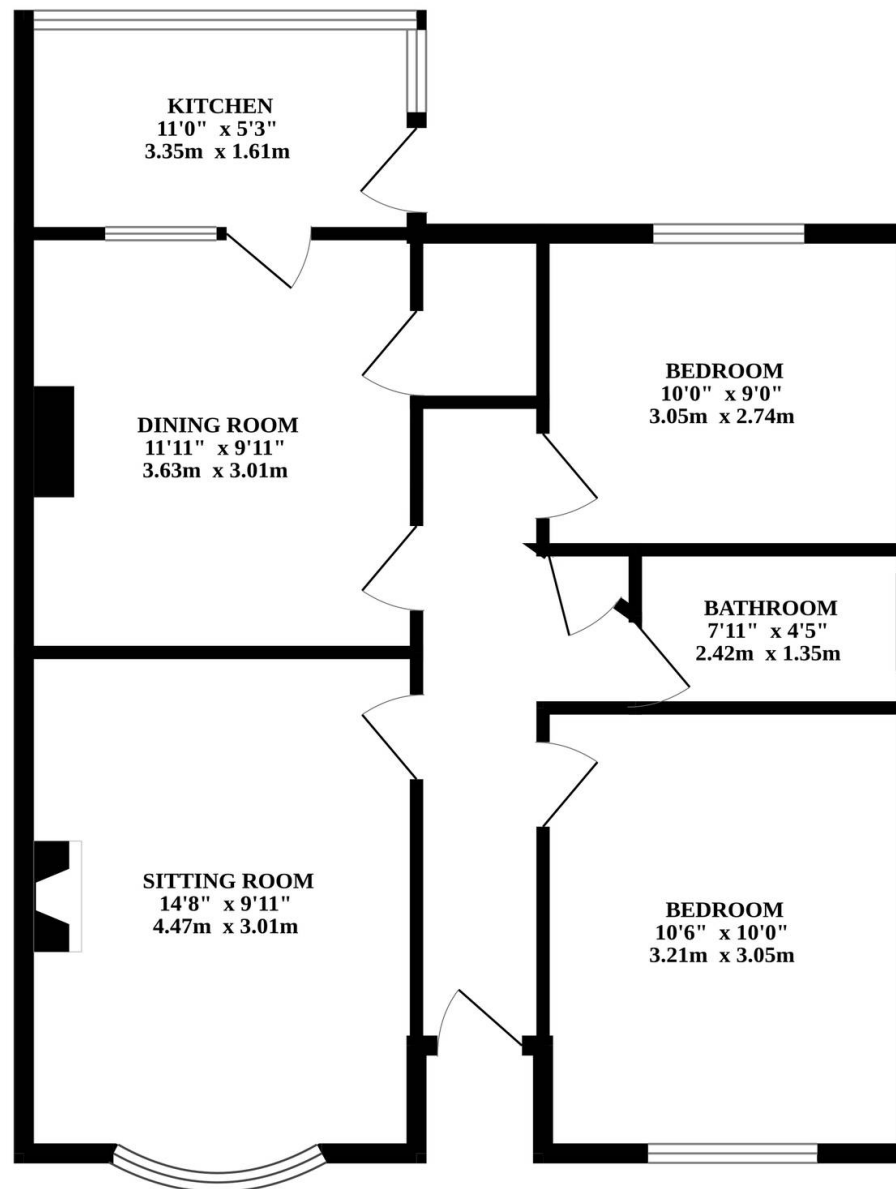
Planning permission approved for extension at the rear.

Council Tax Band: B

- CHARMING SEMI-DETACHED BUNGALOW - GENEROUS SIZE PLOT
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- PERFECT FOR SOMEONE LOOKING TO DOWNSIZE
- PLANNING PERMISSION APPROVED FOR REAR EXTENSION
- COMFORTABLE SITTING ROOM - FILLED WITH AN ABUNDANCE OF NATURAL LIGHT
- DINING ROOM TO ENCOURAGE FAMILY GATHERINGS
- FITTED KITCHEN - READY FOR YOU TO MAKE YOUR OWN
- TWO BEDROOMS & A BATHROOM
- EXTENSIVE WEST-FACING GARDEN - OVERLOOKING HORSE PADDOCKS
- ON-ROAD PARKING AVAILABLE



## 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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