

## 21 Burlingham Drive, Carlton Colville

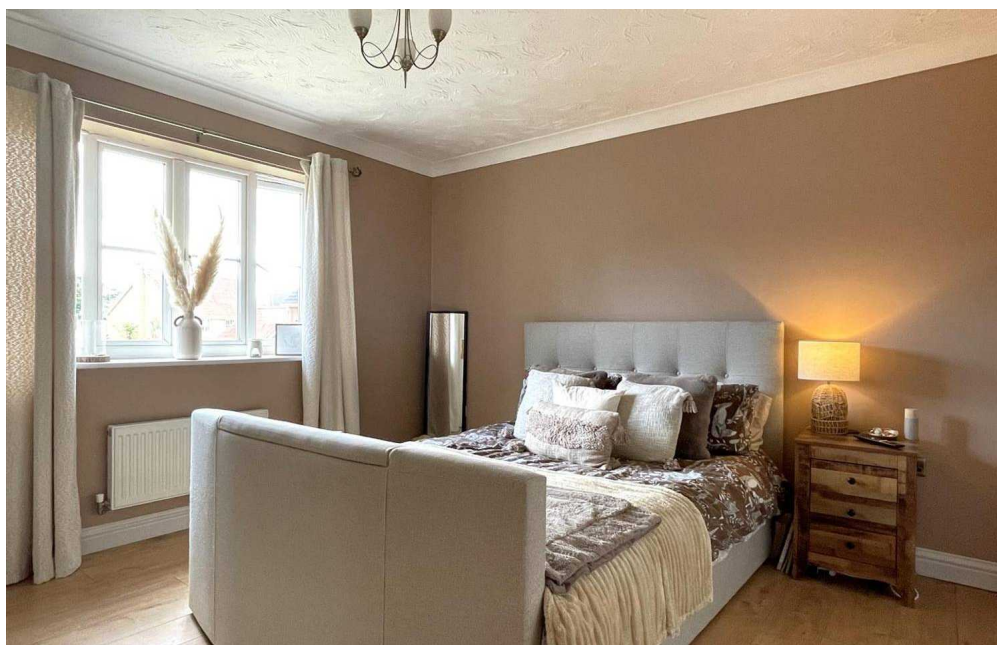
£350,000 Freehold

Nestled in the desirable Burlingham Drive development, this beautifully presented four-bedroom detached home offers a perfect blend of style and convenience. This property features an open-plan kitchen/diner/breakfast room with a separate utility, two reception rooms, and two modern bathrooms. With attractive gardens, a double driveway, and a double garage, this home is ideal for families seeking space and comfort. Located just off the A146, it offers easy access to Norwich, nearby towns, and local amenities including shops, restaurants, and excellent schools. Don't miss the opportunity to make this lifestyle yours, call us today!



## Location

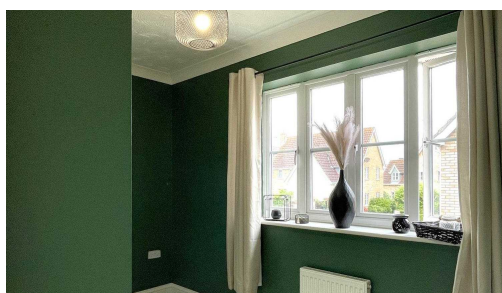
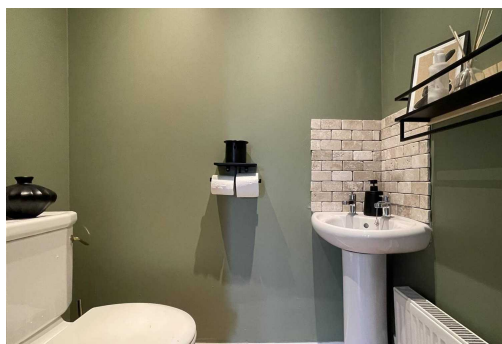
Burlingham Drive is situated in Carlton Colville, a well-regarded area just south of Lowestoft in Suffolk. This location offers excellent transport links, with the A146 providing easy access to both Norwich and the surrounding market towns. Carlton Colville benefits from a range of local amenities, including shops, restaurants, and good schooling options, making it an ideal choice for families. The nearby Suffolk countryside offers scenic views and opportunities for outdoor activities, while the coastal town of Lowestoft and its beaches are just a short drive away. Public transport is also readily available, with regular bus services to Lowestoft and beyond.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - D





## Burlingham Drive, Carlton Colville

This well-presented four-bedroom detached property offers spacious and versatile living, making it an ideal family home. The entrance hallway leads to a cloakroom and a study. The study is a versatile space that can serve as a home office, playroom, or cosy reading nook, offering flexibility and comfort to suit various lifestyle needs. The lounge is generously sized with double-aspect windows and French doors that open out to the rear garden. The modern open-plan kitchen, diner, and breakfast room feature stylish wall and base units that provide ample storage and a sleek workspace for meal preparation. With its inviting breakfast bar, this space is perfect for casual dining or enjoying morning coffee while overlooking the garden, creating a bright and airy atmosphere for family gatherings. A separate utility room provides additional space and has access to the garden.

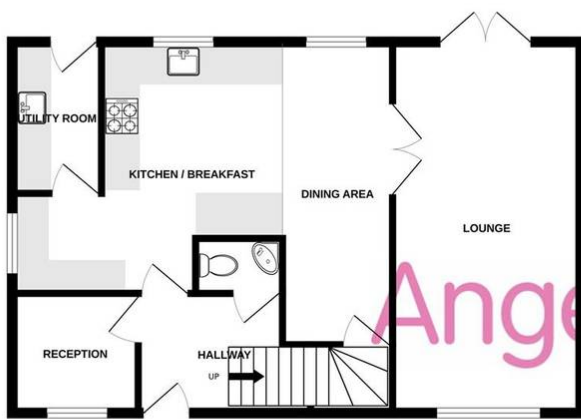
Upstairs, there are four well-proportioned bedrooms, each featuring built-in wardrobes. The master bedroom includes an ensuite with a main shower. The other three bedrooms offer plenty of space for family or guests. A well-appointed family bathroom completes the first floor. The family bathroom boasts a basin and a convenient WC. It features a spacious bath, and the vinyl flooring adds a touch of elegance, while the heated towel rail provides comfort and warmth, making this bathroom functional.

Outside, the property boasts a private, walled rear garden, perfect for outdoor relaxation and entertaining. The well-maintained patio area provides an ideal space for enjoying outdoor activities, surrounded by greenery and flowering shrubs that enhance the garden's charm. The double garage is an added benefit, providing storage for vehicles, tools, or outdoor equipment. With convenient pedestrian access from the garden, you can easily move between indoor and outdoor spaces.





GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



BURLINGHAM DRIVE, CARLTON COLVILLE, NR33 8GD

TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

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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