



30 Abbeydale, Carlton Colville

Offers in Region of £240,000

30 Abbeydale

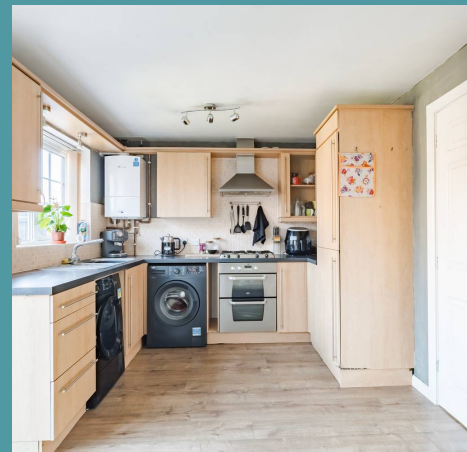
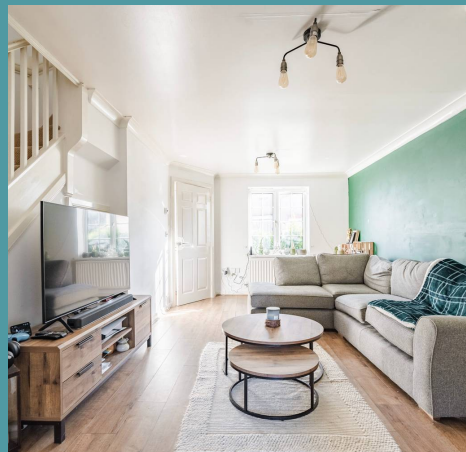
Carlton Colville, Lowestoft

This semi-detached house represents a rare opportunity to acquire a home of both substance and style, with its thoughtful design, convenient features, and desirable location setting it apart. Whether you are seeking a comfortable abode for your family or a wise investment for the future, this property promises a lifestyle of comfort and convenience.

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.





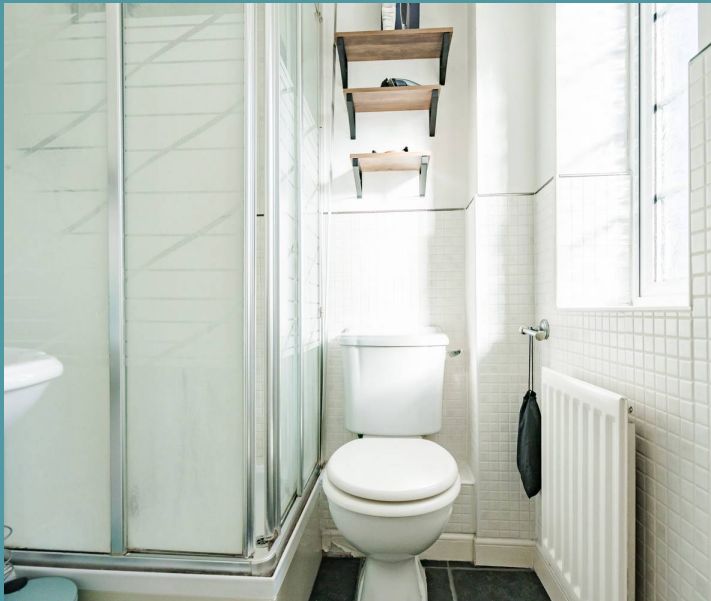
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As you step inside, you are greeted by a welcoming entrance hall, complete with a convenient WC. Positioned at the front of the residence is a comfortable sitting room bathed in natural light, providing a welcoming space to relax and entertain. The well-equipped kitchen/dining room is fitted with units and appliances, offering ample space for meal preparation and dining, creating the heart of the home.

Ascending the stairs, you will find three inviting bedrooms, each adorned with built-in wardrobes for efficient storage. The master bedroom features an en-suite bathroom, offering a touch of luxury, while a family bathroom caters to the needs of all residents and guests.

Outside, a meticulously maintained garden is primarily laid to lawn, with a patio area for your outdoor furniture during the summer months. The garden is fully enclosed so you can enjoy in seclusion. An allocated parking space and a large garage with electricity provide convenience and security for your vehicles, with rear garden access enhancing ease of use.





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Carlton Colville, Lowestoft

AGENTS NOTES

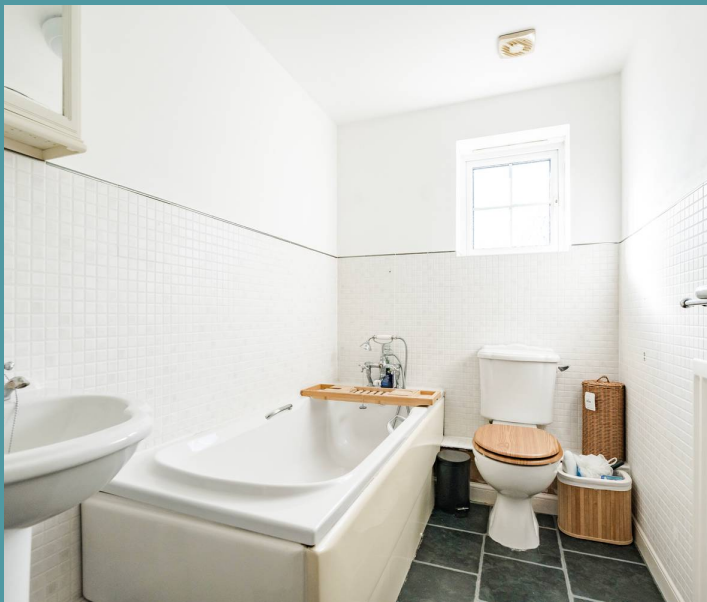
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

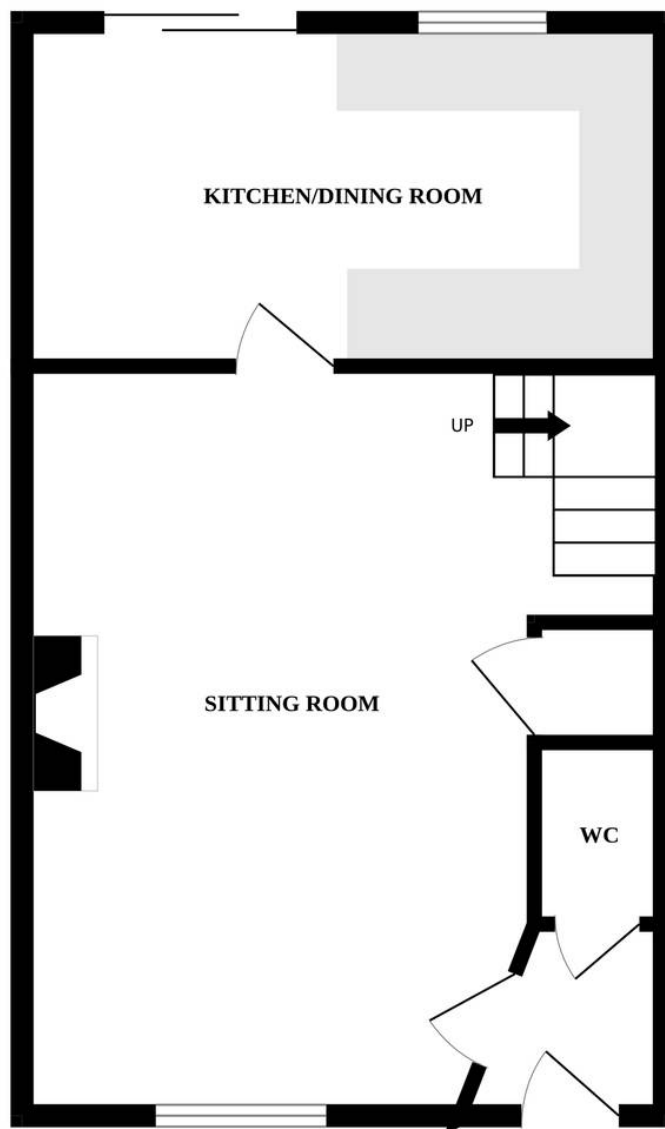
Heating system - Combo boiler (can be controlled via the Hive app)

Council Tax Band: B

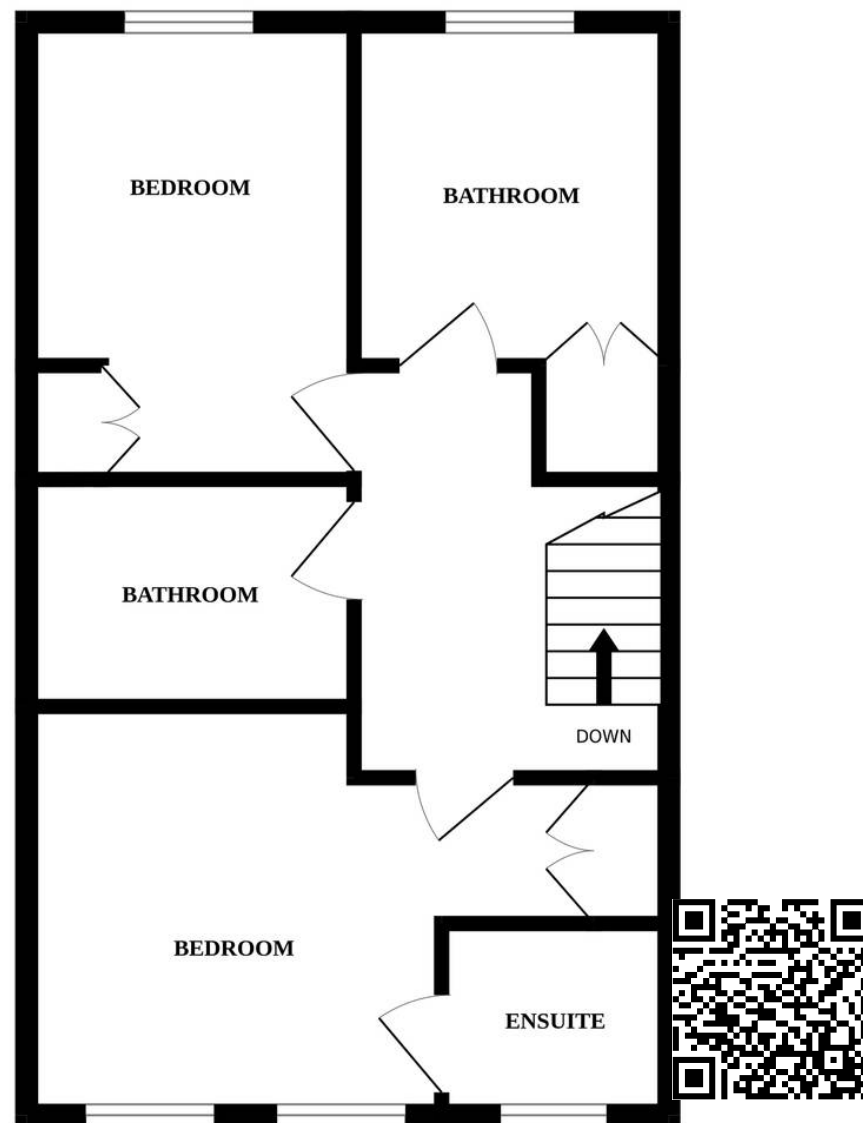
- Semi-detached residence
- Perfect first home or investment purchase
- Five minutes away from the coast
- Comfortable sitting room - filled with natural light
- Well-equipped kitchen/dining room
- Three bedrooms with built in wardrobes, a en-suite & a family bathroom
- Maintained garden - fully enclosed for privacy
- Allocated parking space & a large garage with electricity - can be accessed via the garden
- Oven and fridge/freezer included in the sale
- New combi boiler installed



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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