



## 3 Thornycroft Gardens, Carlton Colville

£360,000 Freehold

This impressive 4-bedroom detached house, nestled within the sought-after development, epitomises the ideal family home, offering a harmonious blend of comfort and functionality. Boasting a convenient layout, this property presents a versatile living space featuring two reception rooms, an open-plan kitchen/breakfast room, and an array of desirable amenities tailored for modern living.



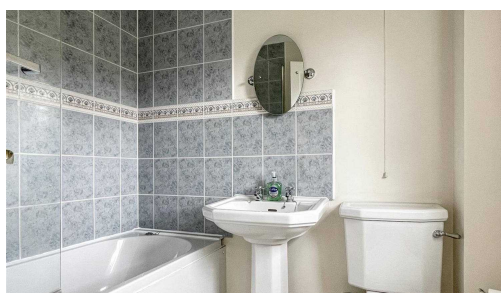
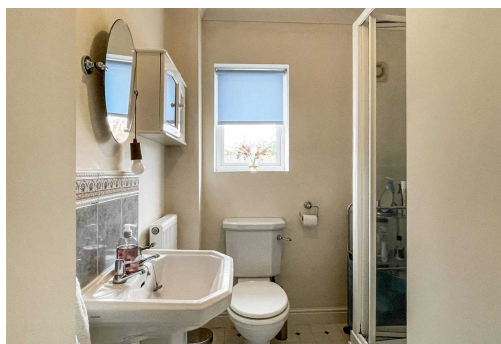
## Location

Thornycroft Gardens is nestled in the charming and sought-after area of Carlton Colville, a peaceful suburb located just south of Lowestoft in Suffolk. This prime location offers a perfect blend of tranquillity and convenience, with local amenities, reputable schools, and lush green parks all within easy reach. The property is situated in a quiet, family-friendly neighbourhood, providing a serene environment while still being well-connected. With the beautiful Suffolk coastline just a short drive away, residents can enjoy scenic walks, beach outings, and picturesque sunsets. Additionally, easy access to main roads and public transport links ensures effortless commutes to nearby towns and cities, making Thornycroft Gardens an ideal spot for those seeking a balanced lifestyle in a desirable location.



## Thornycroft Gardens

Upon entering, the hallway extends a warm welcome and grants access to the spacious lounge, a versatile reception room that can be utilised as a study, and a refined dining room. Directly ahead, the open-plan kitchen/breakfast room offers a hub for culinary creativity, seamlessly connected to the utility room for added convenience.





The lounge is adorned with a gas fire and French double glazed doors that lead out to the enclosed rear garden, providing a seamless indoor-outdoor flow.

Presenting a practical design, the ground floor also accommodates a convenient downstairs WC for added comfort and functionality.

Ascend the staircase to discover four well-appointed bedrooms, including an en-suite to the master bedroom, with three of the bedrooms featuring built-in cupboards for enhanced storage solutions. A chic family bathroom completes the upper level, offering a serene sanctuary for relaxation.

Externally, the property boasts laid to lawn gardens with a low shrub border at the front, while a brick-weave driveway provides off-road parking for up to three vehicles and access to the double garage. The enclosed rear garden is thoughtfully landscaped with borders filled with a variety of plants, flowers, and shrubs, alongside a patio area ideal for outdoor gatherings.

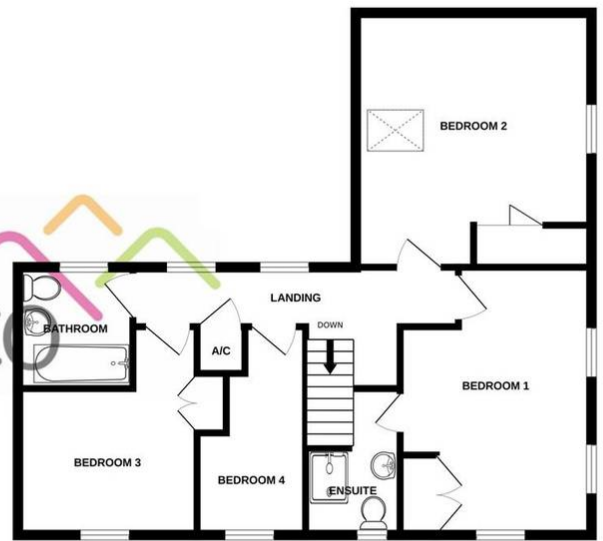
The detached double brick garage features two independent up-and-over vehicular doors, light, power points, and a personnel door, offering ample storage and parking solutions.



GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



3 THORNYCROFT GARDENS, CARLTON COLVILLE, LOWESTOFT

TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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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