



## 7 Wharfedale, Carlton Colville

Guide Price £300,000 - £310,000



## 7 Wharfedale

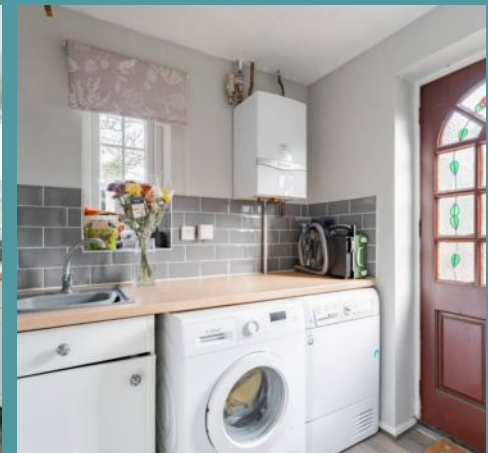
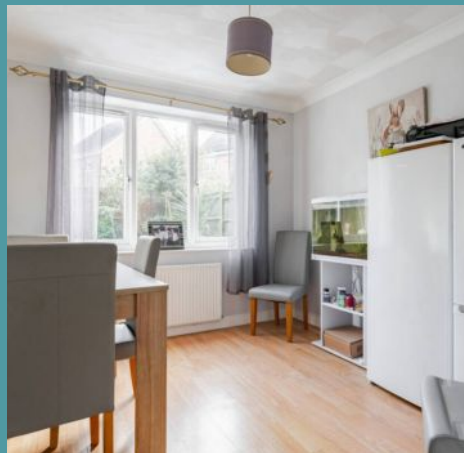
### Carlton Colville, Lowestoft

Presenting itself as a perfect family home, this detached residence in the sought-after area of Carlton Colville promises a lifestyle of comfort and ease, with spacious and flexible accommodation that can adapt to your own preferences. Showcasing an inviting sitting room, a dining area, an equipped kitchen with a utility room/WC, four bedrooms, a private en-suite and a family bathroom. Externally, you will find a large well-kept garden, a driveway providing off-road parking and a garage for storage options. Don't miss the chance to acquire this residence and make it your home.

#### 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.



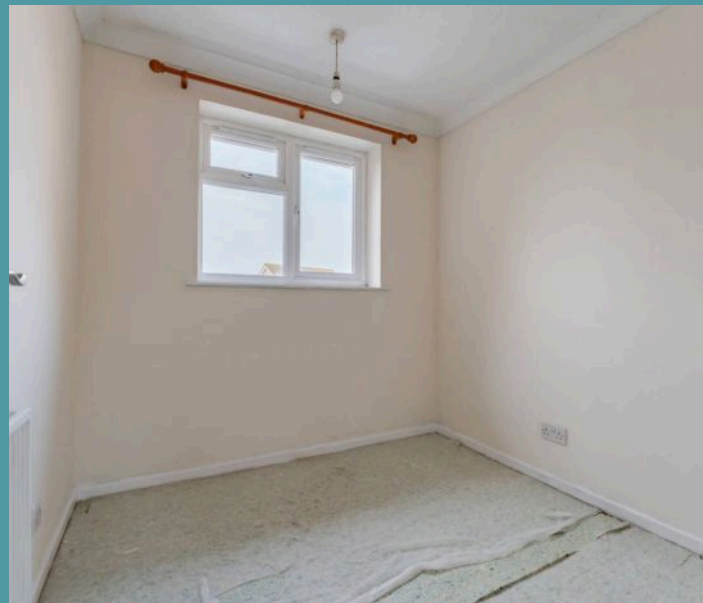
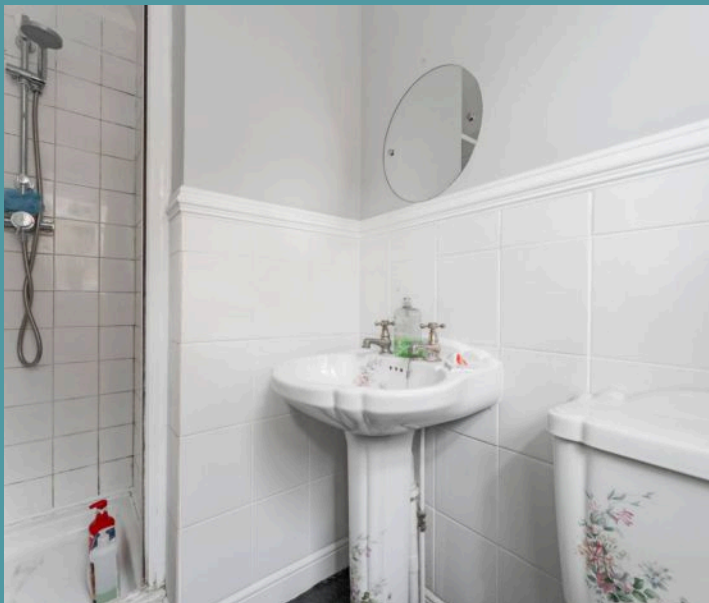


## 7 Wharfedale

Carlton Colville, Lowestoft

Upon entering, you are greeted by a spacious sitting room that serves as the heart of the home. An inviting space, it is ideal for relaxation or entertaining. The sitting room seamlessly flows into the dining area, creating an open layout that encourages gatherings and socialising, making it an ideal setting for both every-day living and special occasions. The kitchen is equipped with wall and base units, integrated appliances and plenty of storage space to enhance your cooking experience. Completed with a functional utility room for your laundry essentials and a convenient WC.

Ascend to the first floor where you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. The principle bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. A family bathroom completes the upper floor, comprising of a three piece suite, ensuring that all your needs are catered to within the confines of this home.







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Carlton Colville, Lowestoft

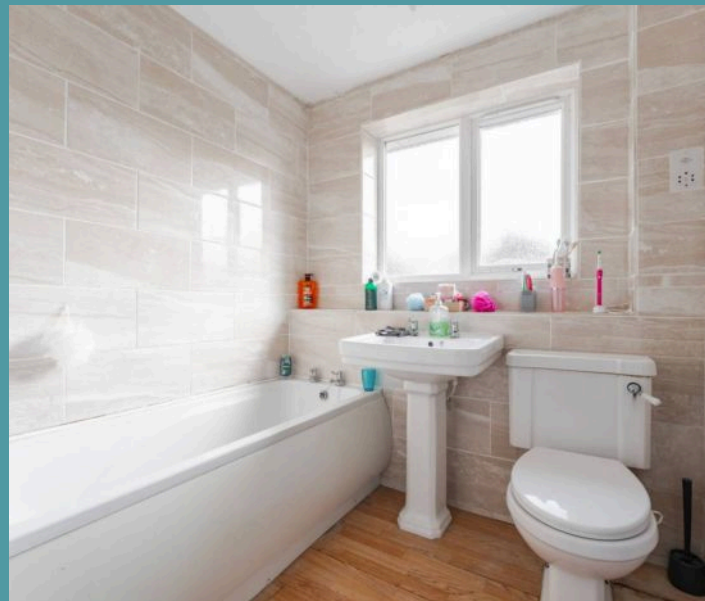
Step outside into the large, well-kept garden, featuring a fish pond, that offers plenty of space for outdoor activities and enjoyment. The patio area is suitable for your outdoor seating arrangements, whilst the laid to lawn is bordered by planted beds and shrubbery. Fully enclosed for privacy and seclusion, this outdoor space provides a safe space for gardening, family bbqs or simply relaxing in the sunshine. A driveway at the front of the property provides convenient off-road parking for multiple vehicles, while a garage offers additional storage options.

### Agents notes

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

Heating system - Gas central heating.

Council Tax Band: C







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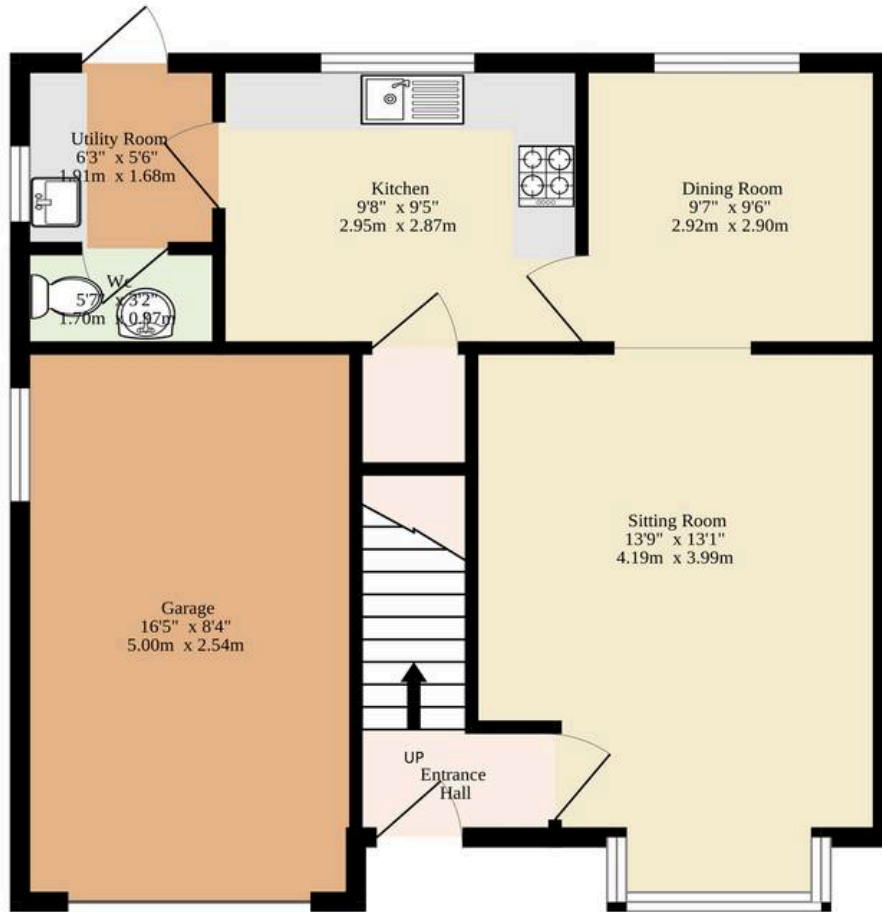
Carlton Colville, Lowestoft

- Detached residence in the sought-after area of Carlton Colville
- Beautiful family home with spacious and flexible accommodation to adapt to your own preferences
- Spacious sitting room inviting relaxation and entertaining, opening into the dining area that encourages gatherings
- Kitchen equipped with wall and base units, integrated appliances and a utility room/WC
- Four bedrooms, a private en-suite and a family bathroom
- Large well-kept garden, featuring a fish pond, that is fully enclosed for privacy and seclusion
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport

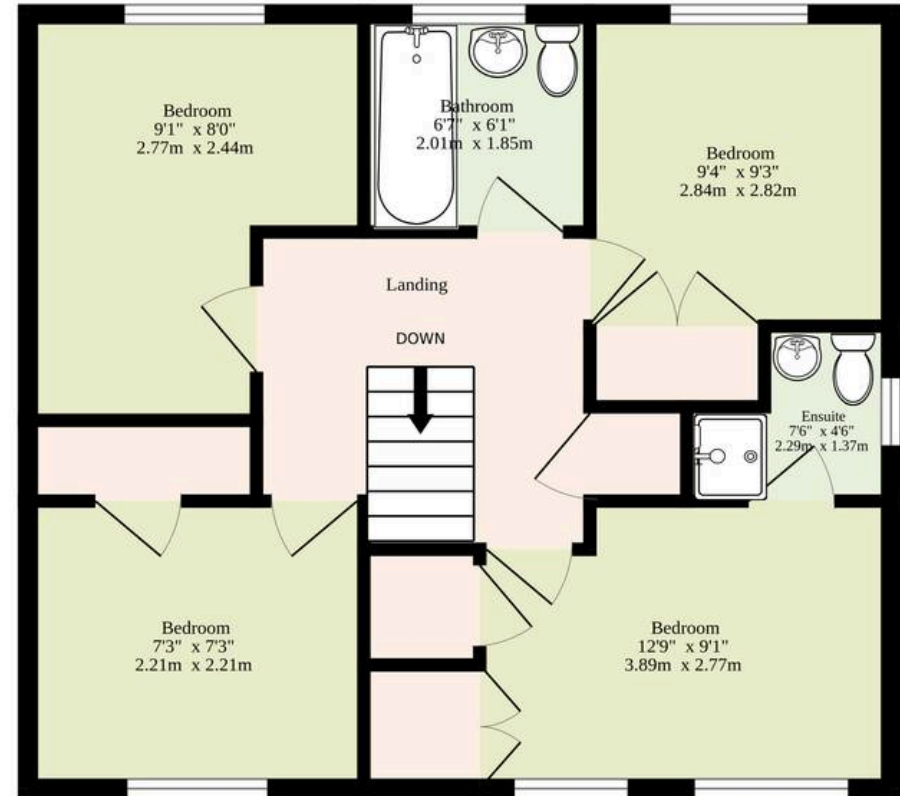




**Ground Floor**  
560 sq.ft. (52.0 sq.m.) approx.



**1st Floor**  
406 sq.ft. (37.7 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 966 sq.ft. (89.7 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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