



# 1 Avocet Close, Carlton Colville

Prices From £290,000



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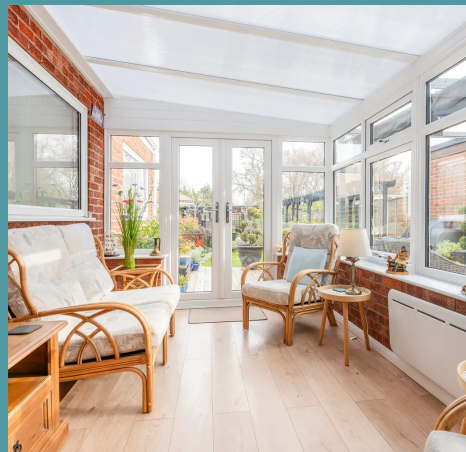
Carlton Colville, Lowestoft

Experience the epitome of comfortable living in this delightful detached bungalow, thoughtfully designed to offer everything you need on a single floor. Located in the wonderful area of Carlton Colville, being in close proximity of all local amenities and natural surroundings. With the convenience and ease of single-level living, this property benefits from a sitting room, kitchen, utility room/breakfast room, conservatory, two double bedrooms and a bathroom. Externally you will find a driveway, garage and a beautifully maintained garden.

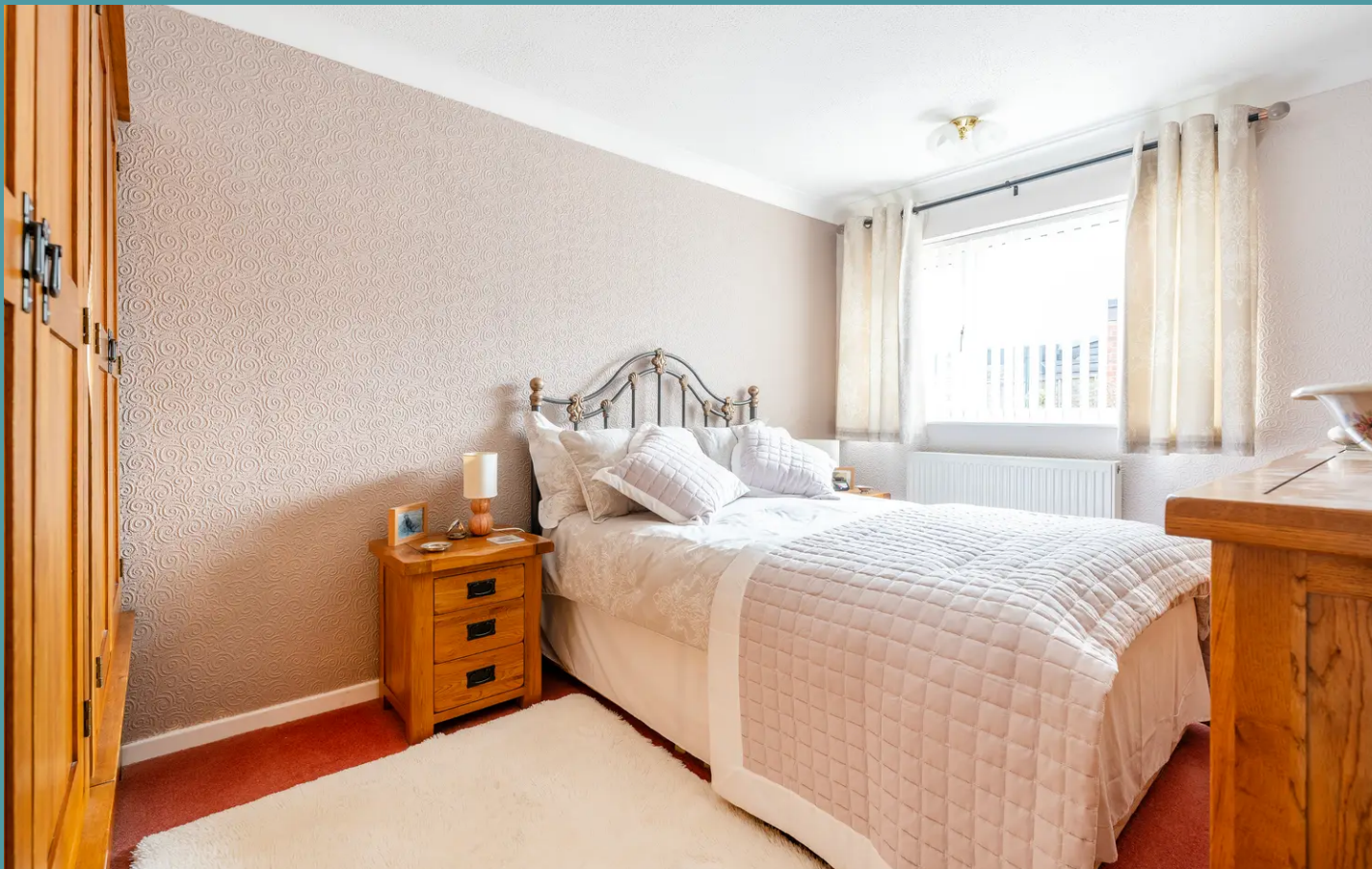
## LOCATION

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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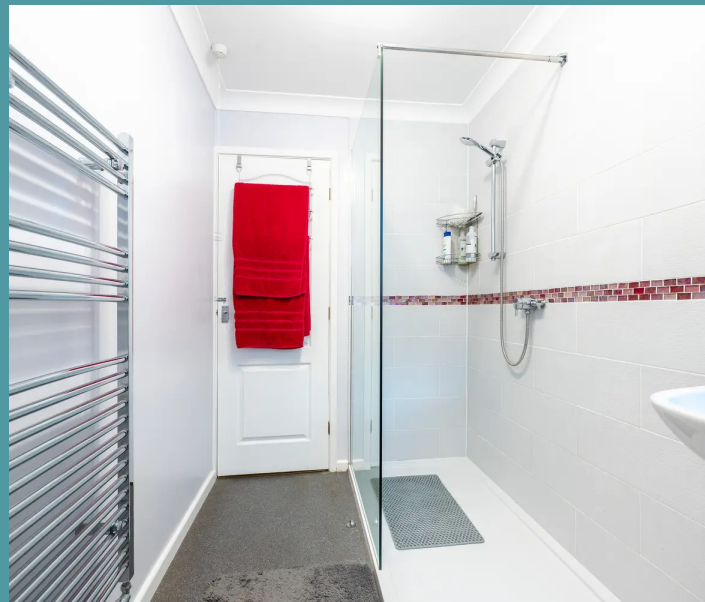
Carlton Colville, Lowestoft

Upon arrival to this charming detached home is a driveway providing off-road parking for all family members and visitors. The garage offers additional parking or extra storage space.

Step inside where you are greeted by welcoming entrance hall. Positioned at the front of the property is a spacious sitting room which serves as the heart of the home, providing a warm and inviting atmosphere for relaxation and entertaining. The kitchen is well-equipped with fitted units and appliances to be able to cook your favorite meals. Offering ample amount of storage space and under-counter areas for your laundry essentials. With a versatile utility/ breakfast room, offering additional storage space.

A key feature of this property is the conservatory, for your additional seating arrangements, allowing you to enjoy the outdoors within the comfort of your home. This space seamlessly connects the indoor and outdoor areas, creating a perfect balance between natural light and comfort.

The property comprises two double bedrooms, designed to offer you relaxation and privacy. A modern shower room completes the accommodation, comprising of a three piece suite, accommodating all family members and guests.







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Towards the rear is a beautifully maintained garden, that is a delight to behold, offering a peaceful oasis ideal for activities or simply enjoying the outdoors. With the presence of a pond, large wooden storage shed and a decked terrace for your outdoor furniture during the summer months. Overall, this garden is fully enclosed so you can enjoy in seclusion.

## AGENTS NOTES

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

Heating system - Gas Fired Central Heating

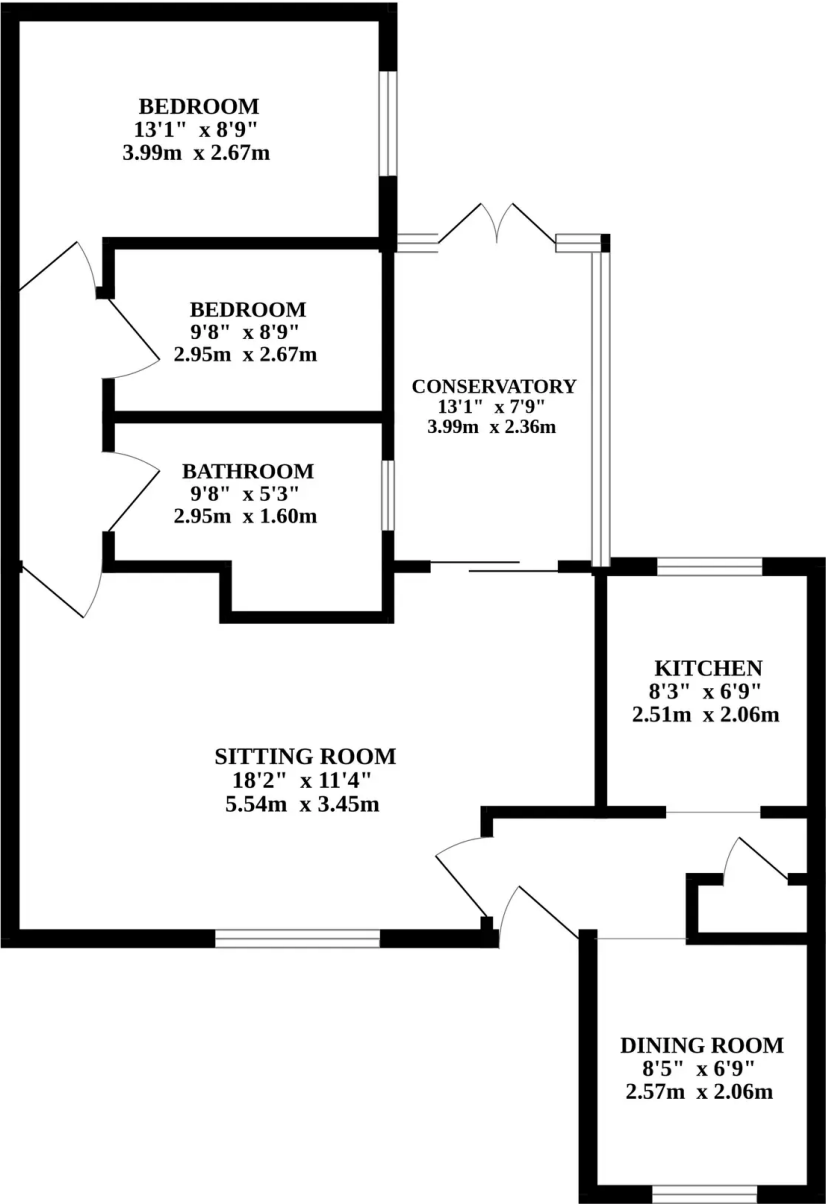
4 year old boiler.

Council Tax Band: C

- CHARMING DETACHED BUNGALOW
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- FITTED KITCHEN & UTILITY/BREAKFAST ROOM
- SPACIOUS SITTING ROOM
- CONSERVATORY WITH GARDEN VIEWS
- TWO DOUBLE BEDROOMS & SHOWER ROOM
- BEAUTIFULLY MAINTAINED 100FT GARDEN
- DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



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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