



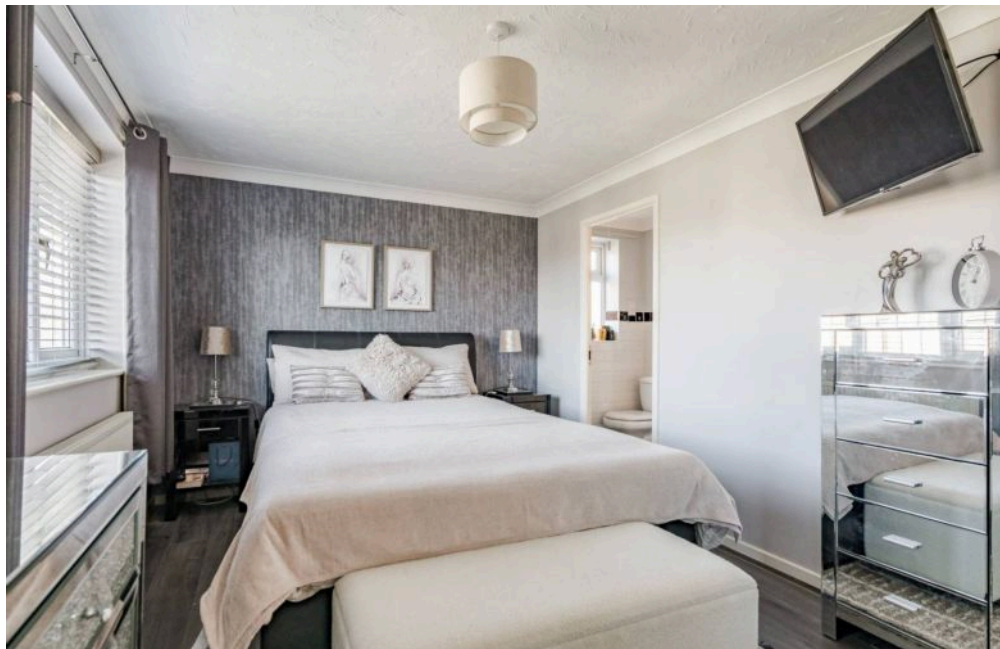
16 Wensleydale, Carlton Colville - NR33 8TL

£375,000 Freehold

Presenting this beautifully designed and meticulously maintained four-bedroom detached house, an ideal family home in a peaceful, family-friendly residential area. Situated in a quiet cul-de-sac, this property offers comfort and functionality, with highlights including a spacious living room, a bright conservatory measuring twenty-six feet, a practical fitted kitchen, and a master bedroom with an ensuite. A spacious reception room offers versatility, providing the option to be used as a fifth bedroom. The enclosed rear garden, perfect for entertaining, and off-road parking for multiple vehicles further enhances the appeal of this exceptional home.

Location

Wensleydale in Carlton Colville offers a peaceful residential setting with easy access to local amenities, schools, and parks. The area is well-connected, with convenient transport links to nearby towns and the vibrant seaside town of Lowestoft. It's perfect for those seeking a quiet, family-friendly environment while still being close to everything you need. The surrounding area is also home to scenic countryside, providing an excellent backdrop for outdoor activities and relaxation.



Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Council Tax Band- D



Wensleydale, Carlton Colville

As you step through the bright porch and enter the hallway, the property immediately welcomes you with a sense of warmth and space. The first reception room, which can efficiently be utilised as a fifth bedroom or a study, provides a versatile living option. Moving further, the living room boasts natural light, creating a cosy and inviting atmosphere for relaxation.

The dining room features a convenient walk-in storage cupboard and sliding doors that lead to the expansive twenty-six-foot conservatory. Offering views of the garden, the bright and airy conservatory serves as a remarkable space for entertaining or unwinding, with French doors that open up to the outside.

The spacious fitted kitchen is practical and well-equipped, complete with ample cabinet space, granite-effect counters, a tiled backsplash, and plinth and pelmet lighting. A separate utility room with built-in cupboards and counter space adds to the convenience of daily living, while providing access to the conveniently located WC.

Ascending to the first floor, you'll find an airing cupboard on the landing and loft access with a ladder. The property hosts four generous bedrooms, including two doubles. The master bedroom features a built-in wardrobe with sliding doors and an ensuite equipped with part tiled walls and a shower. The second double bedroom also boasts a built-in wardrobe with sliding doors.

Completing this floor is the modern family bathroom, featuring a shower attachment.

Double glazing is featured throughout the property, ensuring warmth and efficiency.

Outside, the enclosed rear garden provides a peaceful space, featuring a storage shed, summer house, and a raised wood decking area.

To the front, a shared driveway with one neighbor provides off-road parking for three vehicles, ensuring convenience for residents and their guests.



Ground Floor
1007 sq.ft. (93.6 sq.m.) approx.



1st Floor
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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