



52 The Street, Carlton Colville

Offers in Region of £240,000

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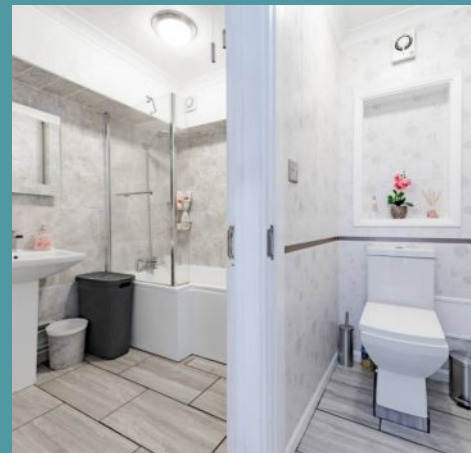
Carlton Colville, Lowestoft

In the heart of the desirable Carlton Colville area, within close proximity to wide range of local amenities lies this exceptional three-bedroom terraced house. This family home presents spacious and flexible accommodation to suit a variety of lifestyle preferences. Highlighting a spacious sitting room, an open-plan kitchen/dining room, a functional utility room, a bathroom, two WCs, three bedrooms and a versatile study. Externally, you will find an extensive garden with multiple outbuildings, a driveway and an EV car charging point. Acquire this home today and make it your own.

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.



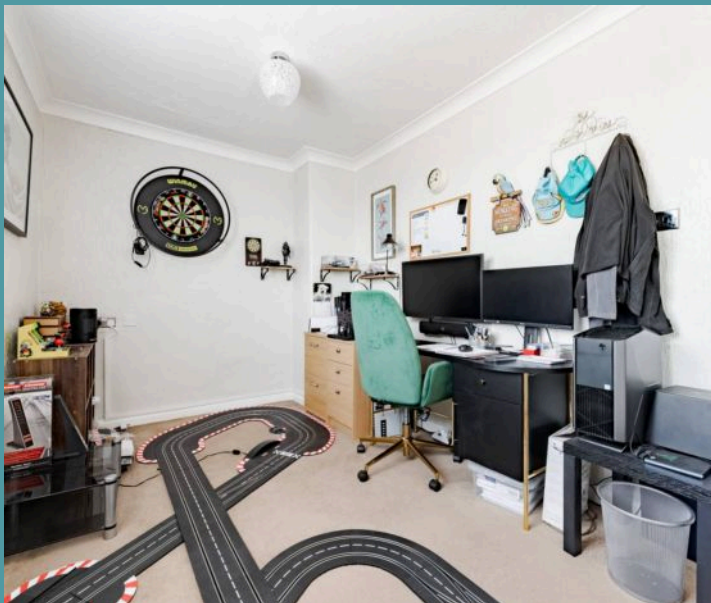


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Upon entering the property, you are greeted by a sense of warmth and comfort that flows throughout. The spacious sitting offers flexibility, with ample room for both relaxation and entertainment. The heart of the home lies in the well-appointed kitchen/dining room, fitted with a range of wall and base units, appliances, and a practical utility room, for additional storage space. Completing the ground floor is a modern bathroom, with a separate WC for convenience and ease.

Ascending the staircase, the first and second floor reveals three well-appointed double bedrooms, each thoughtfully designed to offer relaxation and privacy. The accommodation is well-suited for a growing family or those requiring additional space for guests or home office needs. A versatile hall/study creates an ideal space for remote working or storage. On the first floor is an additional WC. Eaves storage creates ample amount of storage space for your seasonal belongings and personal items.





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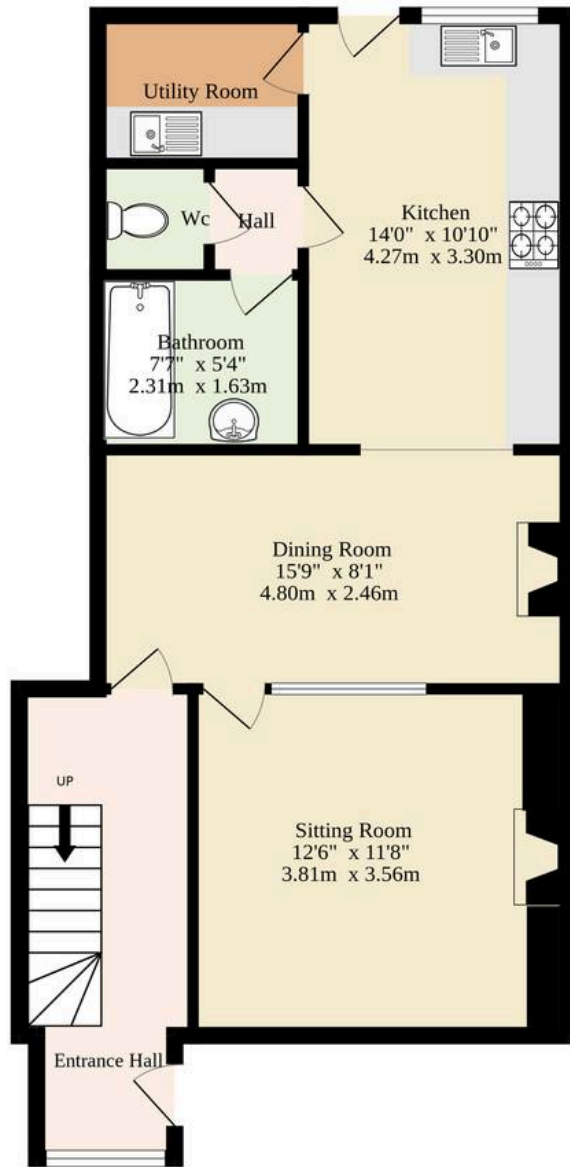
Carlton Colville, Lowestoft

The allure of this property extends beyond the interior, as the extensive garden provides a well-maintained outdoor space for al fresco dining, entertaining, or simply relaxing in the afternoon sunshine. It features multiple storage outbuildings, for storing your garden equipment, tools or hobby supplies. Fully enclosed for privacy, the garden offers a safe and secure environment. At the front of the residence is off-road parking for two vehicles and an EV charging point.

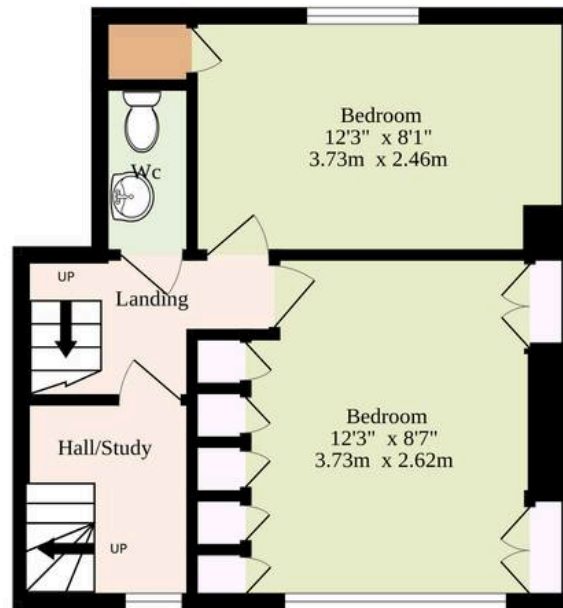
- Mid-terrace residence in the sought-after area of Carlton Colville
- Family home with spacious and flexible accommodation to adapt to your own lifestyle preferences
- Open-plan kitchen/dining room equipped with modern fixtures and fittings
- A functional utility room, a ground floor WC and a bathroom
- Three double bedrooms, a first floor WC and a versatile hall/study
- Extensive garden with multiple storage outbuildings, fully enclosed for privacy
- Driveway providing off-road parking and an EV charging point
- Close to local shops, schools, transport links and healthcare facilities



Ground Floor
582 sq.ft. (54.1 sq.m.) approx.



1st Floor
309 sq.ft. (28.7 sq.m.) approx.



2nd Floor
114 sq.ft. (10.6 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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