



23 Chaukers Crescent, Carlton Colville

Offers in Region of £300,000



## 23 Chaukers Crescent

Carlton Colville, Lowestoft

In the highly coveted location of Carlton Colville, lies this charming detached residence that exemplifies the epitome of comfortable family living. With the potential to renovate and extend (stpp), this residence offers endless possibilities for personalisation, to adapt to your own preferences and style. Highlighting a spacious sitting room, an open-plan kitchen/dining room, a functional utility room, three bedrooms and a bathroom. Externally, you will find a well-maintained garden, a driveway and a garage. Don't not miss your chance to make this property 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.







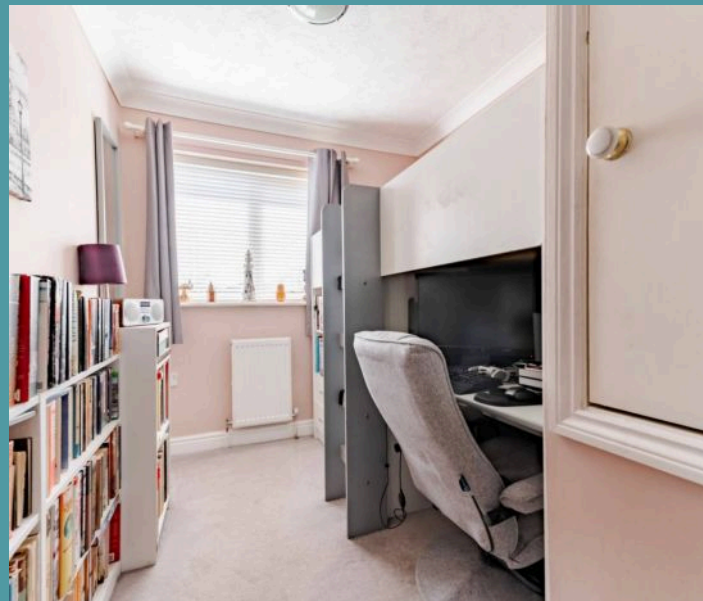
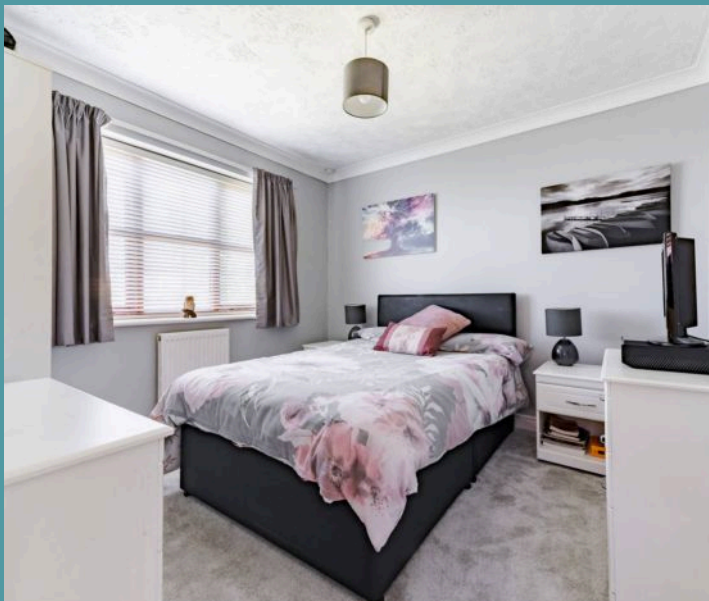
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Upon entering this home, you are immediately greeted by the welcoming ambience that radiates throughout. The entrance hall is bright and airy, complemented nicely by a convenient cloakroom. The spacious sitting offers flexibility, with ample room for 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.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, guest room or a dressing room, depending on your own lifestyle preferences.

Outside, you'll find a beautifully maintained garden that is predominantly laid to lawn, bordered by planted beds, shrubbery and mature trees. There are several patio areas for your seating arrangements, to enjoy summer bbqs or simply relaxing in the afternoon sunshine. The garden is fully enclosed so you can enjoy in privacy and seclusion. At the front of the residence is a paved driveway providing off-road parking and a garage for storage options.



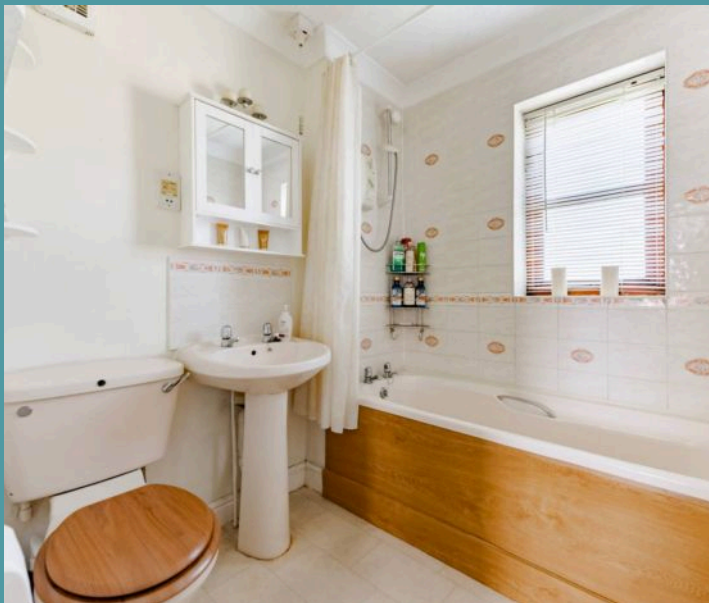




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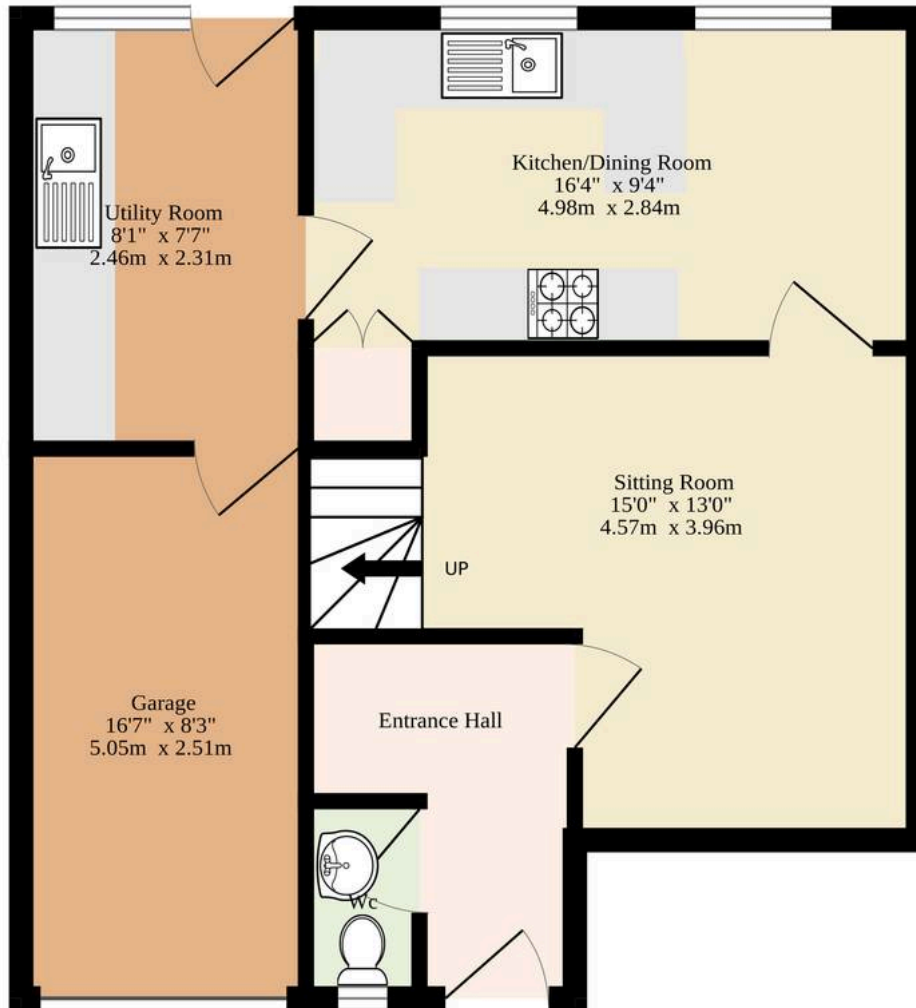
Carlton Colville, Lowestoft

- Charming detached residence in the sought-after area of Carlton Colville
- Perfect family home with spacious and flexible accommodation, with the potential to renovate and extend (stpp)
- Sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen/dining room fitted with wall and base units, appliances and a functional utility room
- Ground floor cloakroom for convenience
- Three bedrooms and a family bathroom
- Beautifully maintained garden that is fully enclosed for privacy and seclusion
- Paved driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities, transport links and scenic walks

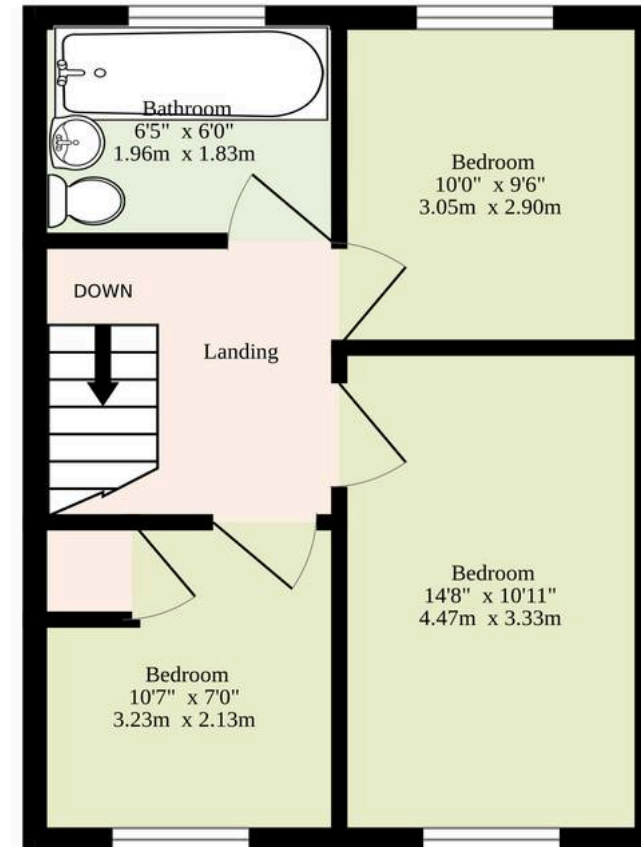




Ground Floor  
628 sq.ft. (58.3 sq.m.) approx.



1st Floor  
401 sq.ft. (37.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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