



65 Carlton Road, Lowestoft

In Excess of £240,000

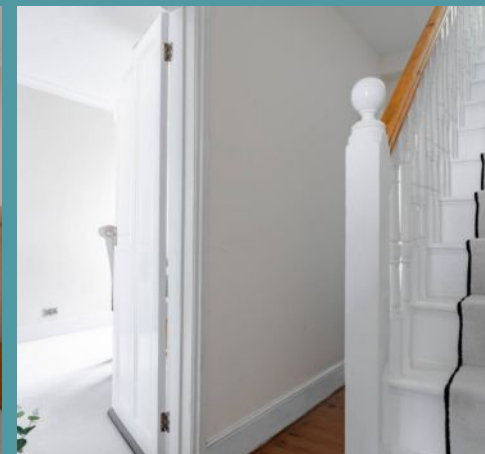
65 Carlton Road

Lowestoft

With its bay fronted façade adding character and charm, this property is sure to capture the hearts of those looking for a comfortable and inviting living space, with recent upgrades. Its turn-key condition is perfect for first time buyers or an investment purchase, within close proximity to a wide range of amenities. Showcasing an open-plan sitting/dining room, a modern kitchen, a contemporary bathroom, three bedrooms and a WC. Externally, you will find well-maintained front and rear gardens. Acquire this home today and make it your own.

Location

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.



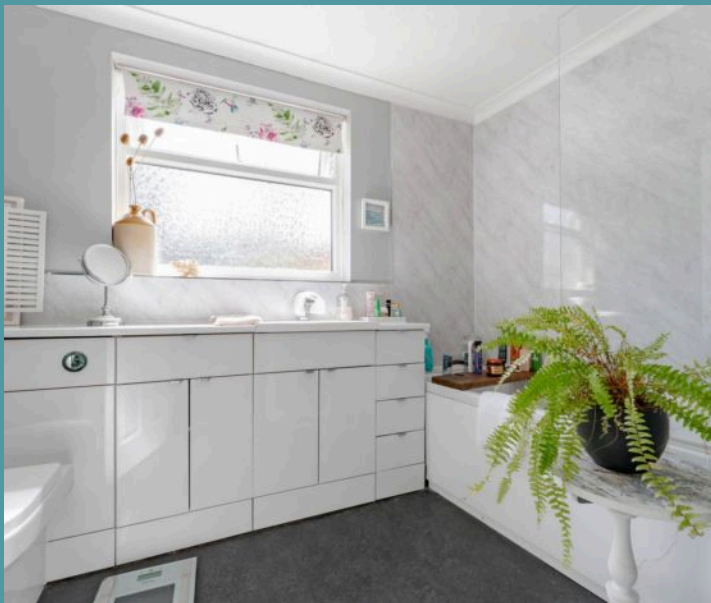


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Upon entering the property, you are greeted by a bright and airy entrance hall that welcomes you into the home. Immediately capturing your attention is the open-plan sitting/dining room, which serves as the focal point of the home. The traditional working fireplace exudes warmth and character, as well as a large bay window that floods the space with natural light, creating a cosy ambience that is perfect for both relaxing and entertaining. The adjacent kitchen is a modern and functional space, equipped with sleek wall and base units, integrated appliances and plenty of storage space, to elevate your cooking experience. Completing the ground floor is a family bathroom, comprising of a contemporary three piece suite.

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





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Lowestoft, Lowestoft

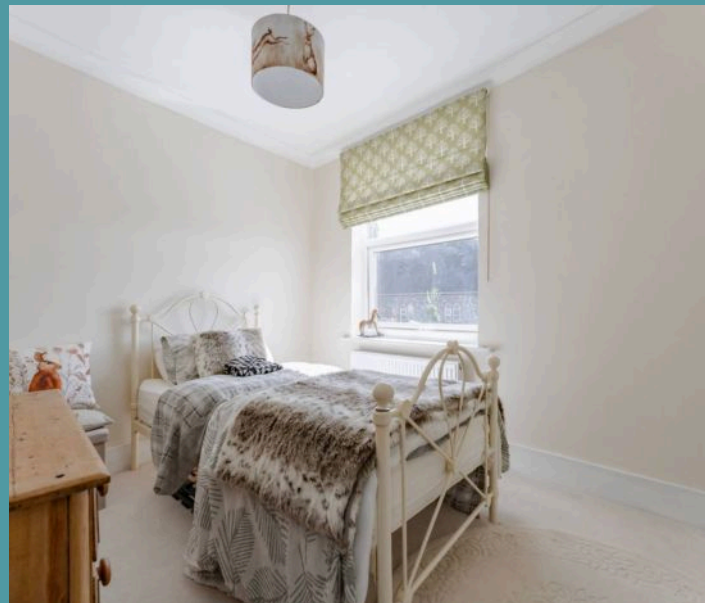
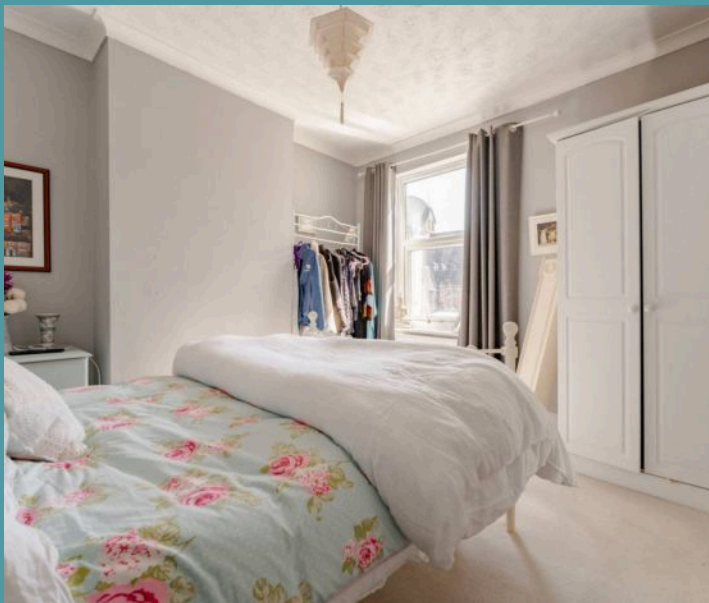
Outside, you'll find a well-maintained garden that is predominately laid to lawn, bordered by planted beds and shrubbery, with a pathway that leads to the rear gate. There is plenty of space for seating arrangements or a timber storage shed. The low maintenance front garden has a shingle area with planted beds, as well as a pathway leading up to the front door.

Agents note

Freehold

This residence sits in a conservation area

Loft insulation up to the latest regulations

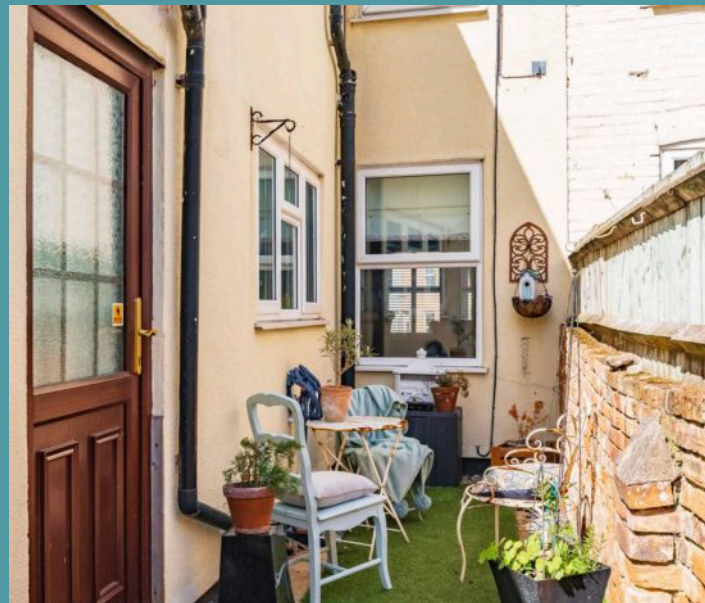




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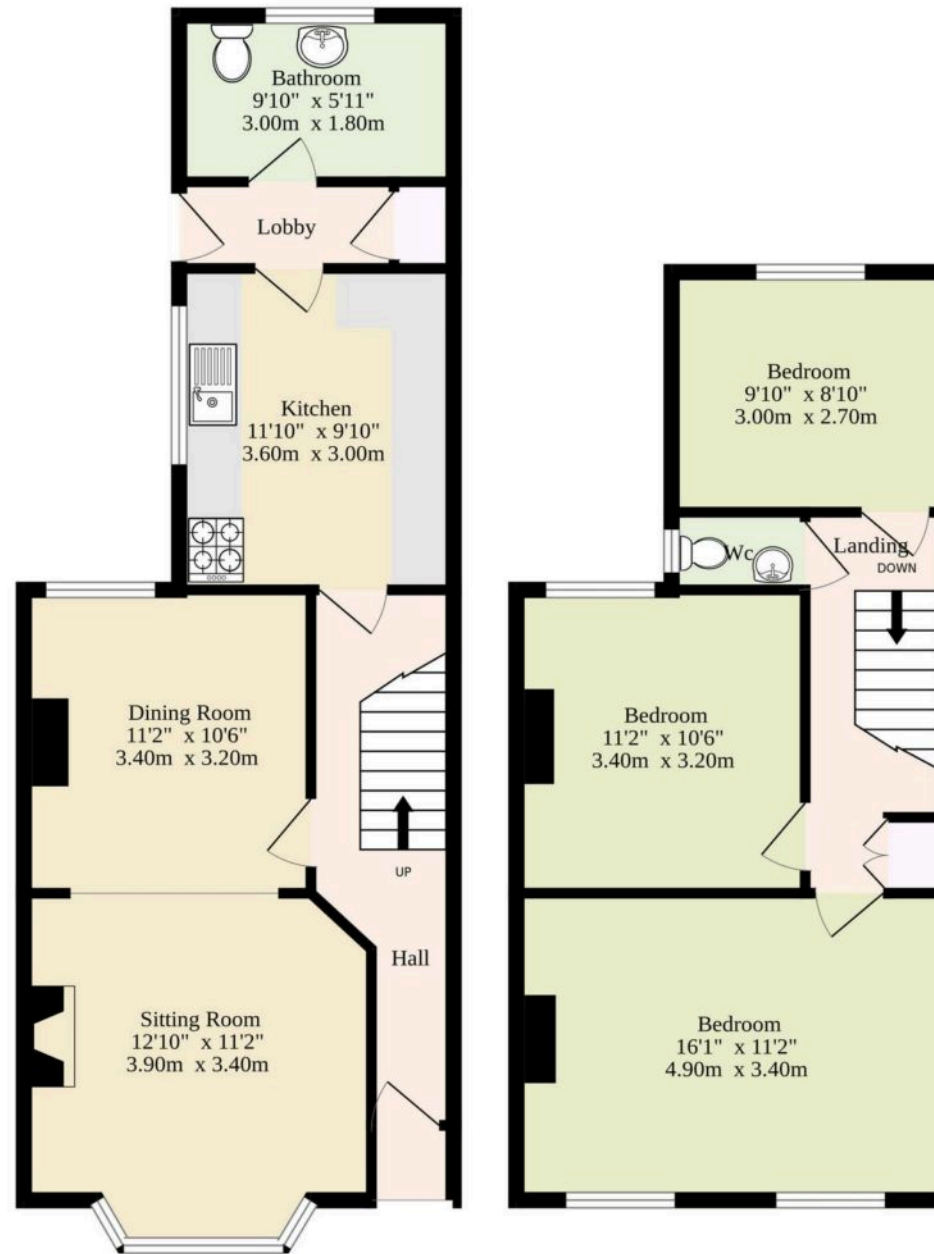
Lowestoft

- Bay fronted terrace in the coastal town of Lowestoft
- Turn-key condition, perfect first home or investment purchase
- Open-plan sitting/dining room accentuated by a traditional working fireplace, inviting relaxation and entertaining
- Kitchen equipped with modern wall and base units, integrated appliances and storage
- Ground floor bathroom comprising of a contemporary suite
- Three bedrooms and a first floor WC
- Beautifully maintained garden
- Newly laid carpets throughout, recently plastered and renovated
- Close to local shops, schools, transport links and healthcare facilities



Ground Floor
536 sq.ft. (49.8 sq.m.) approx.

1st Floor
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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