



15 Charter Way, Carlton Colville

In Excess of £250,000

15 Charter Way

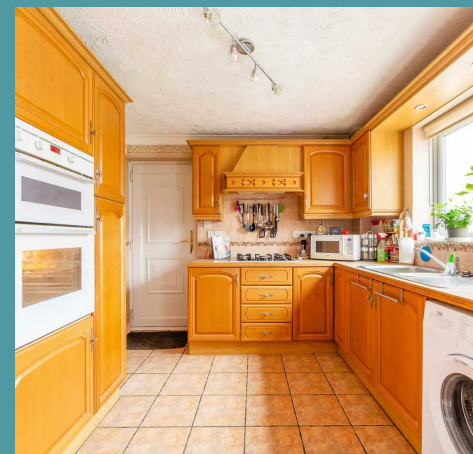
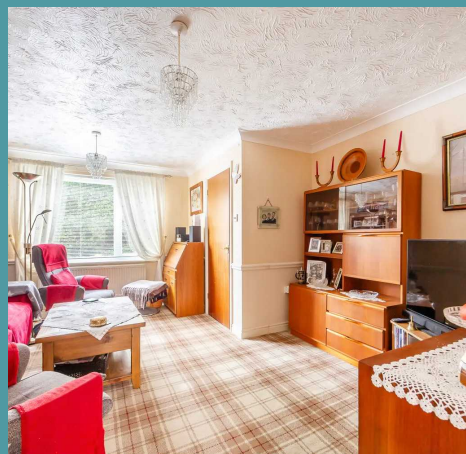
Carlton Colville, Lowestoft

This charming semi-detached residence presents an excellent opportunity for those seeking a perfect family home or embarking on their first property venture. Nestled down a quiet cul-de-sac, in the wonderful area of Carlton Colville, in close proximity to all local amenities and natural surroundings. Do not miss the opportunity to make this property your own and experience the joys of homeownership in a desirable location that combines the comforts of home with the convenience of nearby amenities.

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.





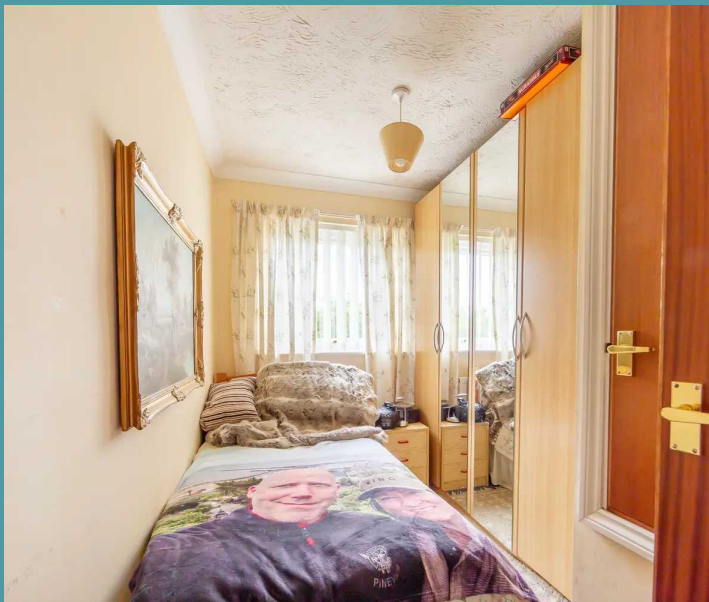
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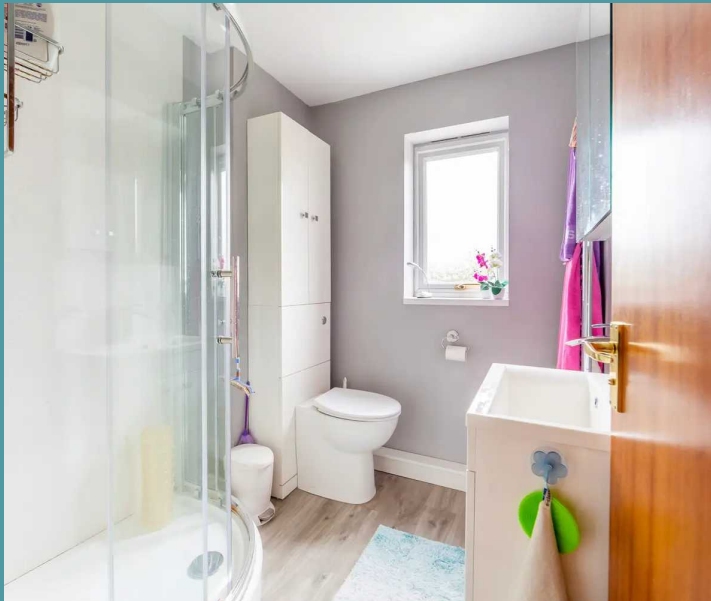
Carlton Colville, Lowestoft

Step inside where you are instantly greeted by a welcoming entrance hall, complemented by a convenient WC. Positioned at the front of the residence is an inviting sitting room, where you can showcase your comfortable furniture and dining set-up. The kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering ample amount of storage space and under-counter areas for your laundry essentials. The presence of a conservatory is suitable for your additional seating arrangements or dining set-up, allowing you to enjoy the outdoors within the comfort of your own home.

Ascend to the first floor, where you will encounter three bedrooms, each designed to offer relaxation and privacy. The bathroom comprises of a three piece suite, accommodating all residents and guests.

Towards the rear is a well-maintained south-facing garden, primarily laid to lawn, boarded a range of plants and shrubbery. The patio area is ideal for your outdoor furniture during the summer months, allowing you to relax in the afternoon sunshine or simply enjoy the fresh air. Overall, this garden is fully enclosed so you can enjoy in seclusion. At the front of the residence is a paved driveway providing off-road parking for all residents, whilst the garage offers additional storage space or secure parking.





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Carlton Colville, Lowestoft

AGENTS NOTES

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

Heating system - Gas fired central heating.

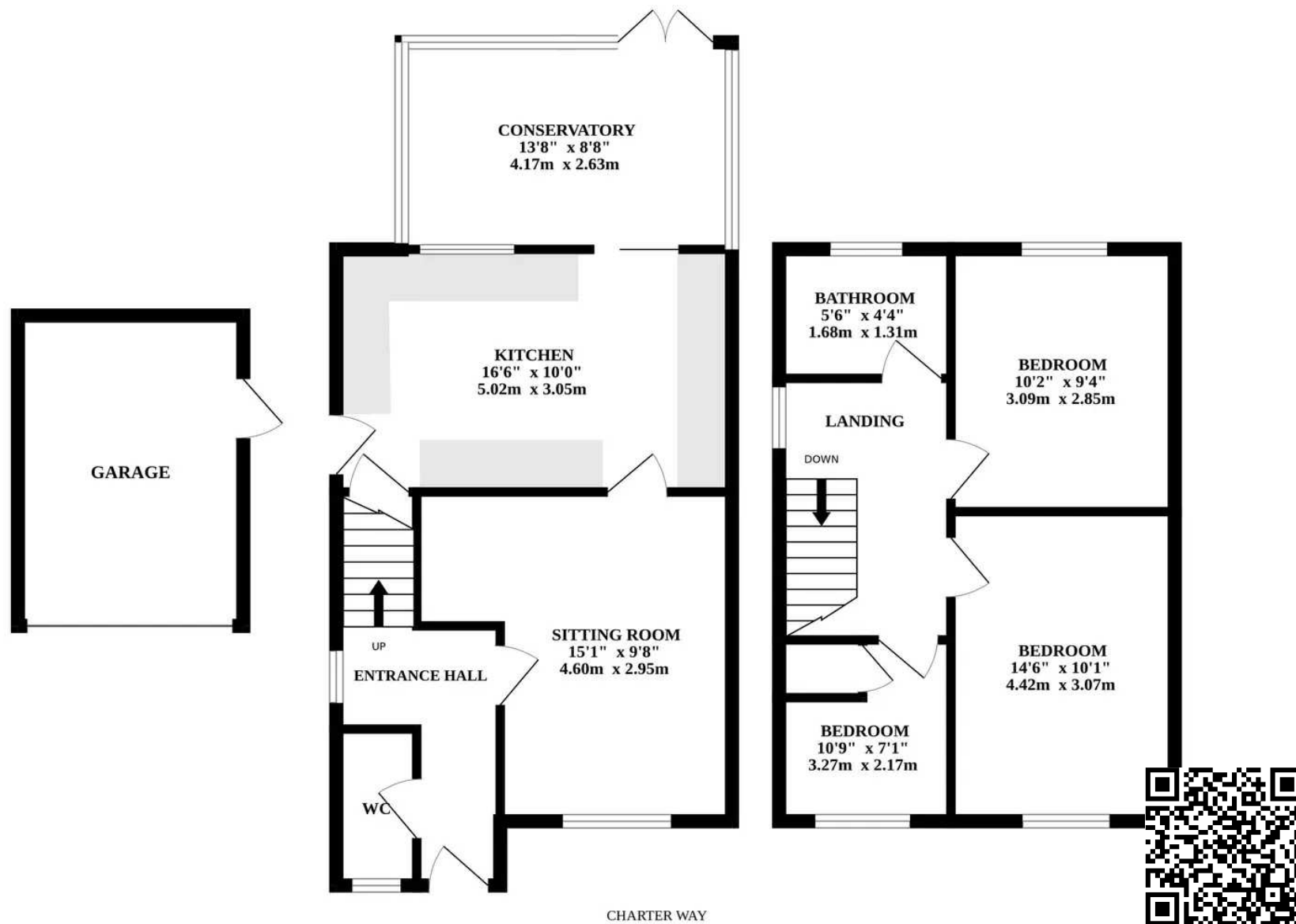
5 year old boiler.

Council Tax Band: B

- SEMI-DETACHED RESIDENCE
- PERFECT FAMILY HOME OR FIRST TIME BUY
- NESTLED DOWN A QUIET CUL-DE-SAC
- COMFORTABLE SITTING ROOM
- FITTED KITCHEN
- CONSERVATORY OFFERING GARDEN VIEWS
- THREE BEDROOMS & BATHROOM
- WELL-MAINTAINED SOUTH-FACING GARDEN - FULLY ENCLOSED
- PAVED DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

GROUND FLOOR

1ST 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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