



16 Shaw Avenue, Carlton Colville

In Excess of £200,000

# 16 Shaw Avenue

Carlton Colville, Lowestoft

Welcome to this semi-detached bungalow, offering everything you need on a single floor. Sitting in the popular area of Carlton Colville, in close proximity to all local amenities and natural surroundings. With the convenience and ease of single-level living, this property benefits from a sitting room, kitchen, two bedrooms and a bathroom. Externally you will find an enclosed rear garden, outbuilding and communal parking.

## 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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Step inside where you are instantly greeted by a porch, ideal for your outdoor wear. Positioned at the front of the property is a sitting room, where you can showcase your comfortable furniture and decorative items. The kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage space and desinated areas for your laundry goods. This property benefits from two bedrooms, designed to offer you relaxation and privacy. The bathroom comprises of a three piece suite, accommodating all family members and guests.

At the front of the property is a lawn front garden, with easy access to the entrance door. Towards the rear is a laid to lawn garden, with an outbuilding suitable for your additional storage. Overall this garden is fully enclosed so you can enjoy in seclusion.

### AGENTS NOTES

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

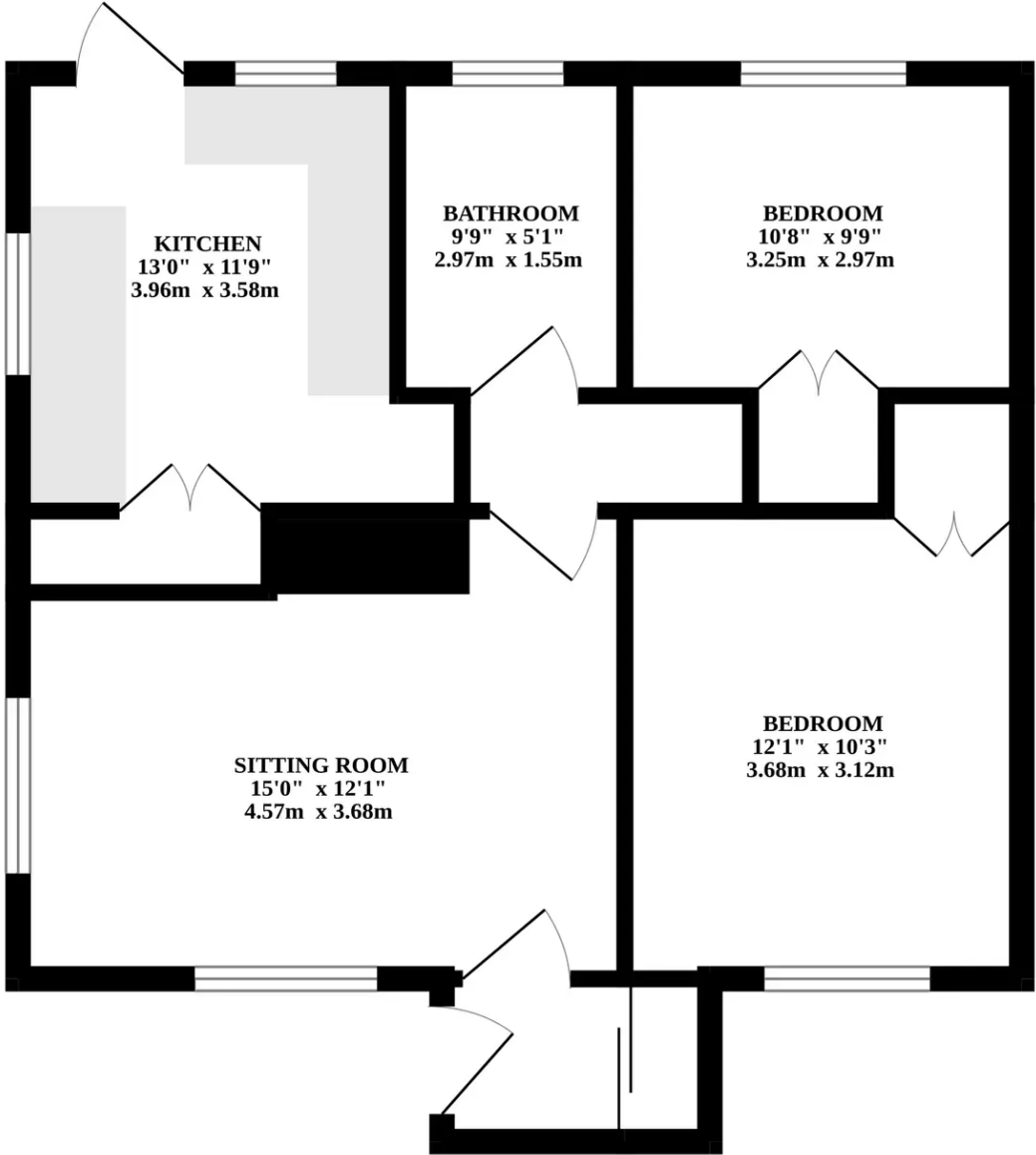
Communal parking available.

Heating system - Gas Central Heating.

Council Tax Band: B



GROUND 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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