



6 Thixendale, Carlton Colville

In Excess of £400,000

6 Thixendale

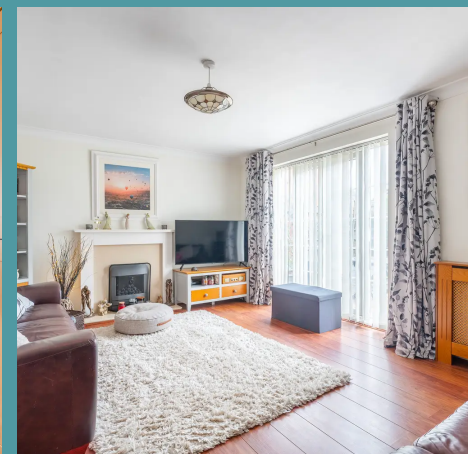
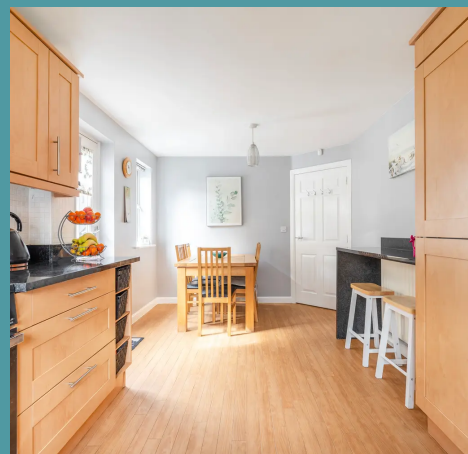
Carlton Colville, Lowestoft

This six bedroom detached house is a testament to modern living, offering a blend of comfort, functionality, and style. With its versatile layout, well-appointed living spaces, and convenient location, this property presents a unique opportunity for buyers seeking a spacious and well-equipped home for themselves and their families. Don't miss the chance to make this incredible detached residence 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.



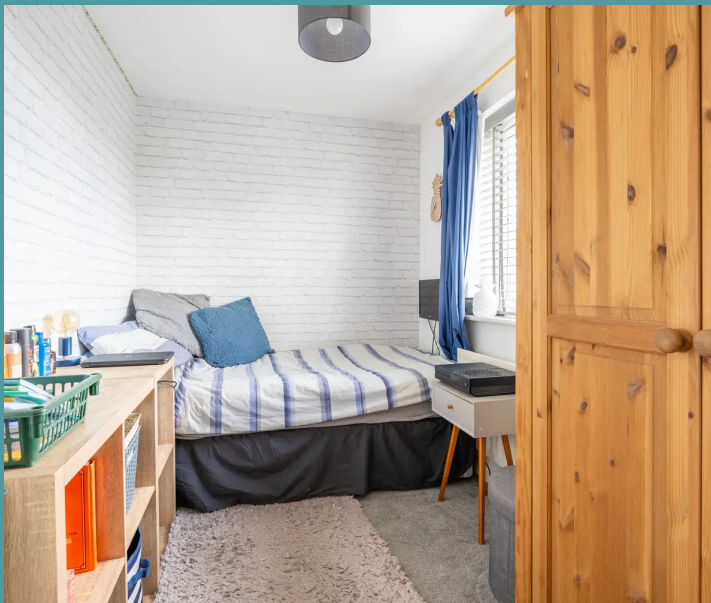


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Upon arrival is a wonderful first impression to this detached family home, which continues to impress throughout. The driveway provides off-road parking for all family members and visitors, whilst the garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming entrance hall, completed with a convenient WC. Positioned at the front of the property is a versatile study, perfect for someone looking to work from home or a playroom for larger families. The sitting room is filled with an abundance of natural light from the French doors, where you can showcase your most comfortable furniture and decorative pieces. The open-plan kitchen/dining room, ensures effortless interaction when hosting and the busy family lifestyle. It is well-equipped with units and appliances to enhance your cooking experience. Transitioning over to the dining area, encouraging gatherings with loved ones.



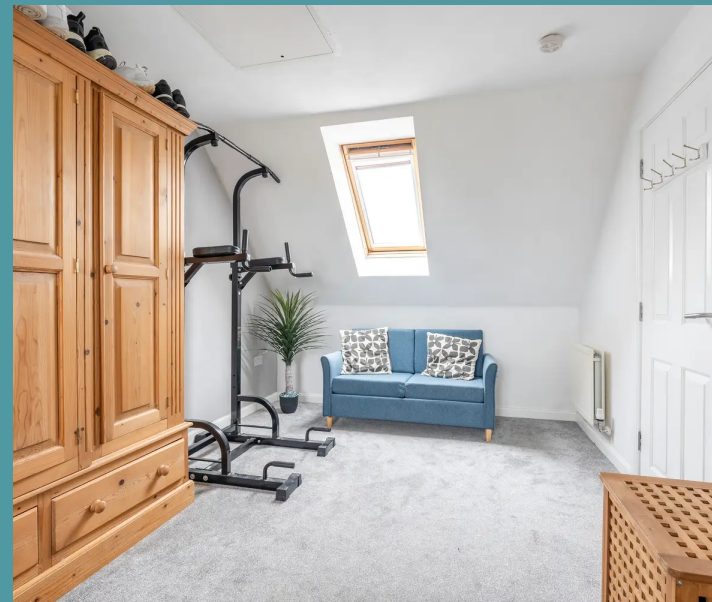


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Ascend the staircase to the upper levels, where you encounter six bedrooms, designed to offer you relaxation and privacy. Three bedrooms flaunt a private ensuite, adding a luxury yet convenient touch. The abundance of accommodation options lends versatility to the space. Whether you seek multiple guest bedrooms to host friends and family, ample storage for belongings, or a secluded study area for hobbies and interests, the possibilities are yours to explore. A bathroom is located on the first floor, comprising a three piece suite, this setup allows for comfortable and convenient use for all family members and guests.

Towards the rear is a well-maintained garden, primarily laid to lawn. The boarding patio area is ideal for your seating arrangements, for your summertime BBQs and entertainment. Overall, this garden is fully enclosed so you can enjoy in seclusion.





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AGENTS NOTES

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

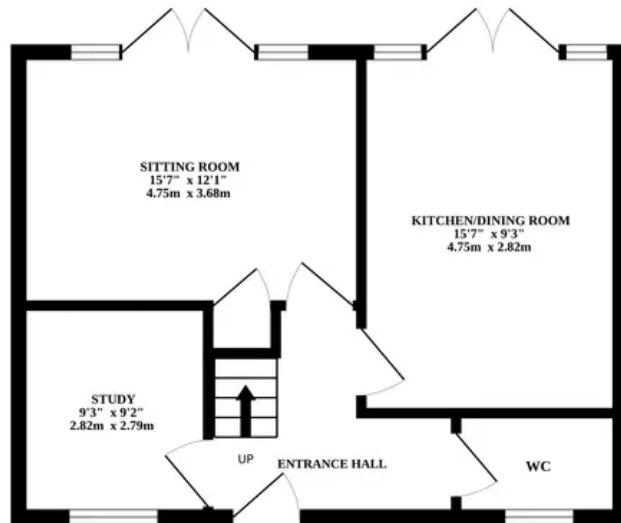
Heating system - Gas fired central heating (new central heating tank).

Council Tax Band: E

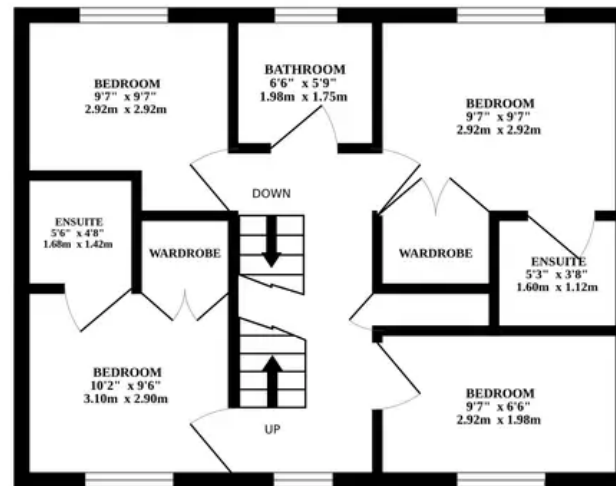
- INCREDIBLE DETACHED RESIDENCE
- THREE STOREY HOME TO ACCOMMODATE A BUSY FAMILY LIFESTYLE
- COMFORTABLE SITTING ROOM
- OPEN-PLAN KITCHEN/DINING ROOM
- VERSATILE STUDY - IDEAL FOR SOMEONE LOOKING TO WORK FROM HOME
- SIX BEDROOMS - THREE PRIVATE ENSUITES & FAMILY BATHROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED
- DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



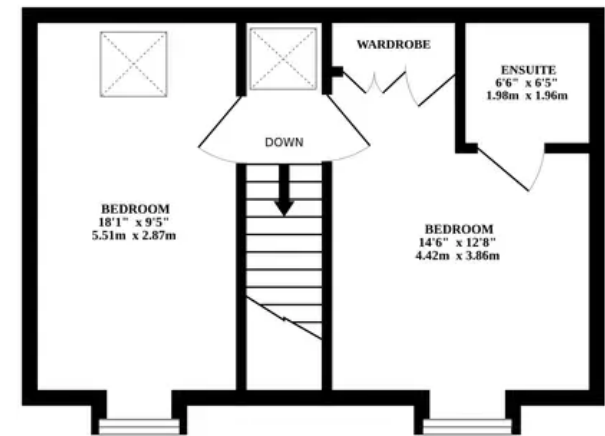
GROUND FLOOR



1ST FLOOR



2ND 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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