

Aldreds
Estate Agents



2 Kirkwood Drive

Carlton Colville, Lowestoft, NR33 8AR

£230,000



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Carlton Colville, Lowestoft,

NR30 2JF

*** SOUGHT AFTER CARLTON COLVILLE VILLAGE LOCATION *** This superb bungalow is situated beautifully within a small Cul-De-Sac having the advantage of a large non overlooked garden, allowing ample space for parking and entertaining. The accommodation is light airy and spacious including the impressive open plan kitchen diner. Being within walking distance of all amenities including Carlton Nature Reserve and Rockery Park Golf Club. This property benefits from a recently fitted combi gas boiler and all windows and doors are Upvc double glazed. A fantastic opportunity to purchase a property in this outstanding location *** EARLY VIEWING ADVISED ***

Wide Entrance Hall

Laminate flooring, coved ceiling, Upvc entrance door, radiator, power points.

Lounge

11'1" x 13'11" (3.38 x 4.26)

Fitted carpet, coved ceiling, T.V point, power points, Upvc window, radiator, tiled fireplace with living flame gas fire.

Open Plan Kitchen/Diner

15'7" x 12'4" (4.75 x 3.77)

A very well extended kitchen/diner, ceramic tiled flooring, coved ceiling, range of fitted kitchen units, roll top work surfaces, tiled splash backs, recess for white goods, stainless steel sink with single drainer, double aspect Upvc windows, including Upvc patio doors leading to rear garden, radiator, ample space for family sized dining table and chairs, wall mounted energy efficient combination boiler.

Bedroom 1

11'1" x 10'8" (3.39 x 3.26)

Timber effect laminate flooring, coved ceiling, Upvc window, radiator, power points.





Bedroom 2

8'2" x 11'1" (2.50 x 3.40)

Fitted carpet, Upvc window, power points, radiator.

Bedroom 3

9'8" x 5'11" (2.96 x 1.81)

Fitted carpet, Upvc window, power points.

Bathroom

Ceramic tiled flooring, white bathroom suite comprising a shower set over a panel bath, pedestal sink, low level W.C, fully tiled walls, Upvc window, radiator.

Outside To The Front

There is a lawned garden with a large driveway providing ample off road parking for a variety of vehicles including space for a caravan/motor home.

Outside To The Rear

There is a double width garden providing beautiful outside space which is laid to lawn, range of flower and shrubs all enclosed by high fencing with side access leading to front driveway. The side driveway does provide ample space for garage or workshop subject to the necessary planning permissions.

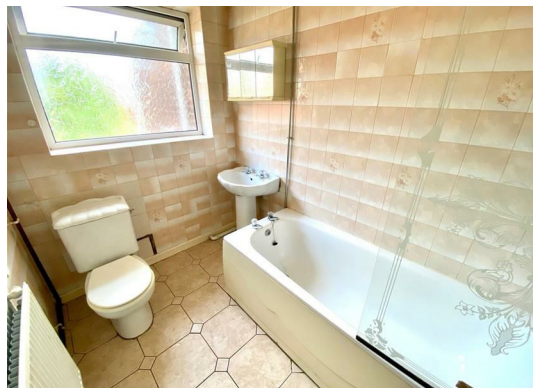
Tenure And Services

Freehold

Council Tax Band B

Mains Water And Drainage

Mains Electricity And Gas



Floor Plan



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

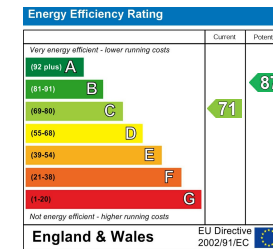
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Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA