



## 10 Peak Dale

Carlton Colville, Lowestoft, NR33 8UZ

Offers Over £180,000



Aldreds are delighted to offer this modern 2 bedroomed property situated in this very desirable Carlton Colville location. The property benefits from a spacious driveway and brick built garage. It has an enclosed lawned garden and the spacious accommodation includes an entrance hall, spacious lounge, open plan kitchen/diner, 2 double bedrooms, en-suite shower room and a family bathroom. Local amenities include local shop and bus routes with links to Lowestoft town centre. Offered at a realistic asking price. We would recommend viewing at your earliest opportunity.





### Entrance Hall

Fitted carpet, radiator, power points, stairs off to the first floor.

### Lounge 10'7" x 14'9" (3.23 x 4.52)

Laminate flooring, radiator, power points, T.V point.

### Kitchen/Diner 9'2" x 13'5" (2.8 x 4.10)

Laminate flooring, range of fitted kitchen units, extended work surfaces, in built electric oven with matching four burner gas hob, recess for white goods including plumbing for a washing machine, extraction cooker hood, stainless steel sink with single drainer, walk in storage cupboard, radiator, ample space for family size dining table and chairs, sliding patio doors leading out to rear garden.

### First Floor

Central landing, fitted carpet, power points, full length walk in storage cupboard, housing the modern energy efficient combination boiler, loft access leading to insulated loft space.

### Bedroom 1 11'9" x 10'4" (3.6 x 3.16)

Fitted carpet, radiator, power points, fitted double wardrobe.

### En-Suite Shower Room

Ceramic tiled flooring, fully tiled shower cubicle, low level W.C, pedestal sink, radiator.

### Bedroom 2 7'4" x 10'3" (2.26 x 3.14)

Fitted carpet, radiator, power points, double fitted wardrobe.

### Family Bathroom

ceramic tiled flooring, white bathroom suite comprising of a panel bath with shower mixer tap, low level W.C, pedestal sink, tiled splash backs, radiator.

### Tenure And Services

Freehold

Mains Electric Gas Water And Drainage

Council Tax Band B

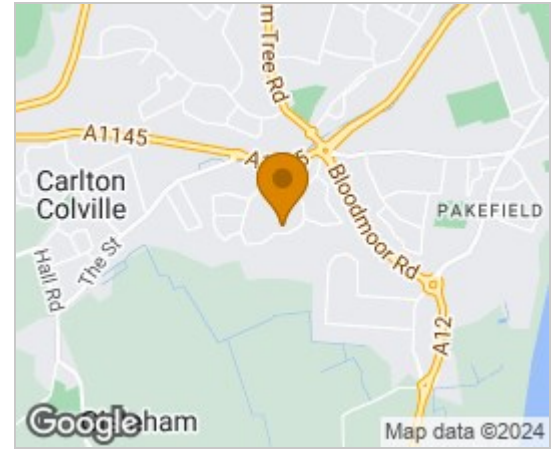
### Outside To The Front

There is a open plan garden with off road parking facilities leading to a brick built garage with up and over door.

### Outside To The Rear

There is a lawned garden with a range of flower and shrub borders, patio seating area, timber and felt garden shed, all enclosed by high modern timber fencing with rear access leading to driveway and garage.

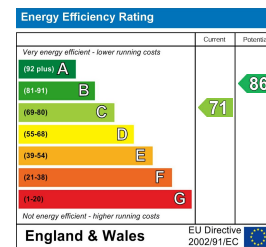
### Area Map



### Floor Plans



### Energy Efficiency Graph



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