



**10 Willowbrook Close**  
Carlton Colville, Lowestoft, NR33 8GL  
Offers Over £240,000








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## 10 Willowbrook Close, Carlton Colville, Lowestoft, Suffolk, NR33 8GL

Beautifully presented semi-detached, three bedroom home in Carlton Colville. With a conservatory to enjoy the well maintained, wonderfully presented south facing garden, whilst upstairs enjoying a large primary bedroom with built in wardrobes and a modern generous en-suite shower room with two further bedrooms. Immaculate condition and viewing highly recommended.

### HALLWAY

door to front entrance, stairs to first floor, understairs storage cupboard and radiator.

### WC

low level WC, hand wash basin with tile splash back and radiator.

### KITCHEN

UPVC double glaze window to front aspect, range of wall and base units including cupboards and drawers under, cupboards above, work top space with tile splash back, built in gas hob with extractor fan above, built in oven, two sink with drainer, standings for washing machine, dishwasher and fridge freezer, Worcester boiler to wall (serviced yearly) and radiator.

### SITTING ROOM

UPVC double glaze double doors into conservatory, radiator and coved ceiling.





### **CONSERVATORY**

UPVC double glaze windows surround, UPVC double glaze door to garden, fan above with lighting.

### **FIRST FLOOR AND LANDING**

stairs and Access to loft.

### **PRIMARY BEDROOM**

UPVC double glaze window to rear aspect, built in wardrobes and radiator.

### **EN SUITE**

velux window , low level WC, corner shower cubicle, handwash basin, extractor fan, chrome effect towel radiator and spot light ceiling.

### **SECOND BEDROOM**

UPVC double glaze window to front aspect, built in wardrobe and radiator.

### **BEDROOM THREE**

UPVC double glaze window to front aspect, built in wardrobe, built in cupboard above stairs and radiator.

### **BATHROOM**

UPVC double glaze window to size aspect, low level WC, hand wash basin with tile splash back, bath with shower attachment and chrome effect towel radiator.

### **GARAGE**



## OUTSIDE

To the front, garage, lawn area with shrubs, path to front door. To the rear, patio area, access to garage, fully enclosed with fencing surround, mainly laid to lawn with borders.

## TENURE

Freehold

## COUNCIL TAX BAND

C

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

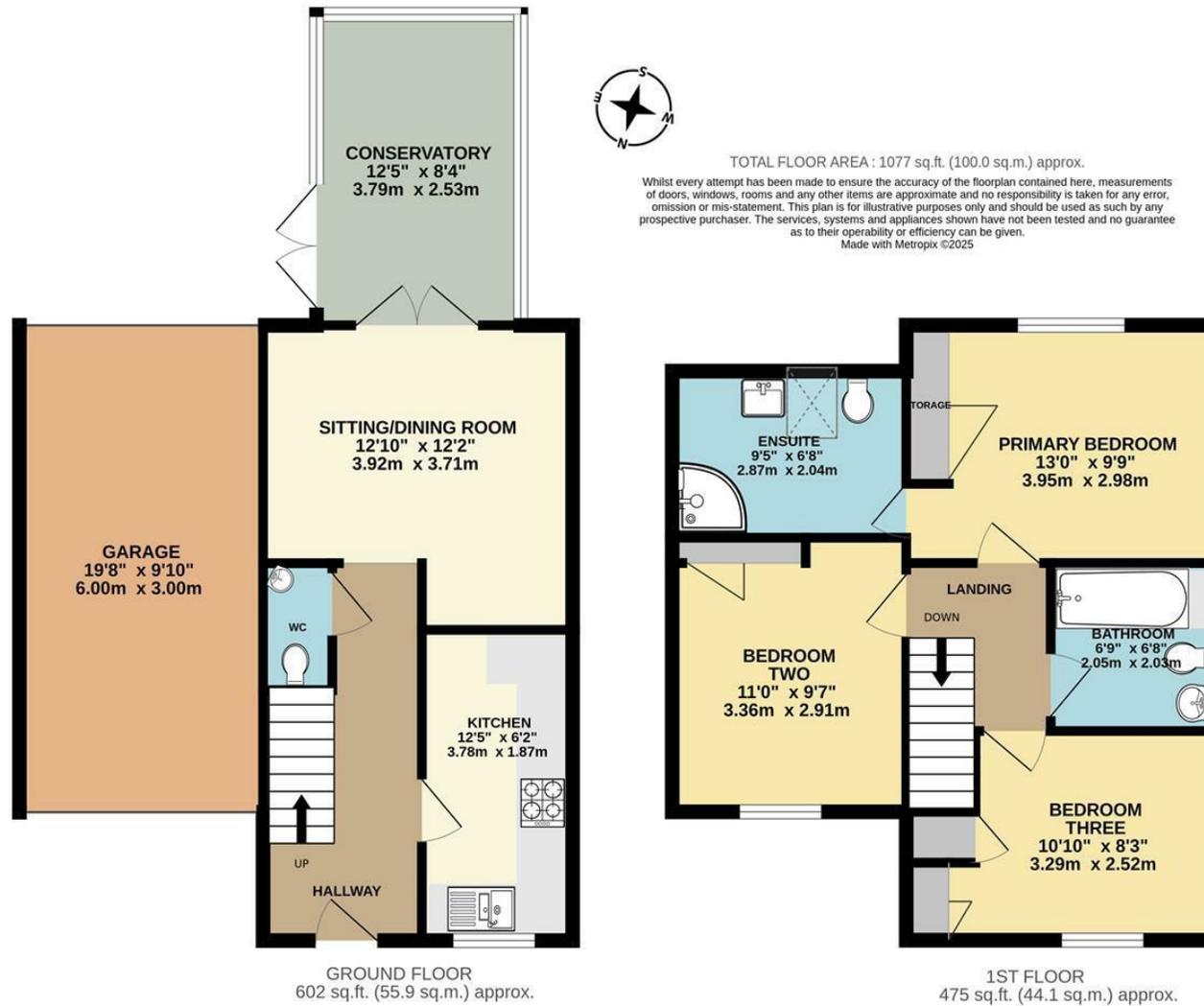
\* Broadband: Fixed wireless - 33mbps

\* Mobile: 79% Vodafone

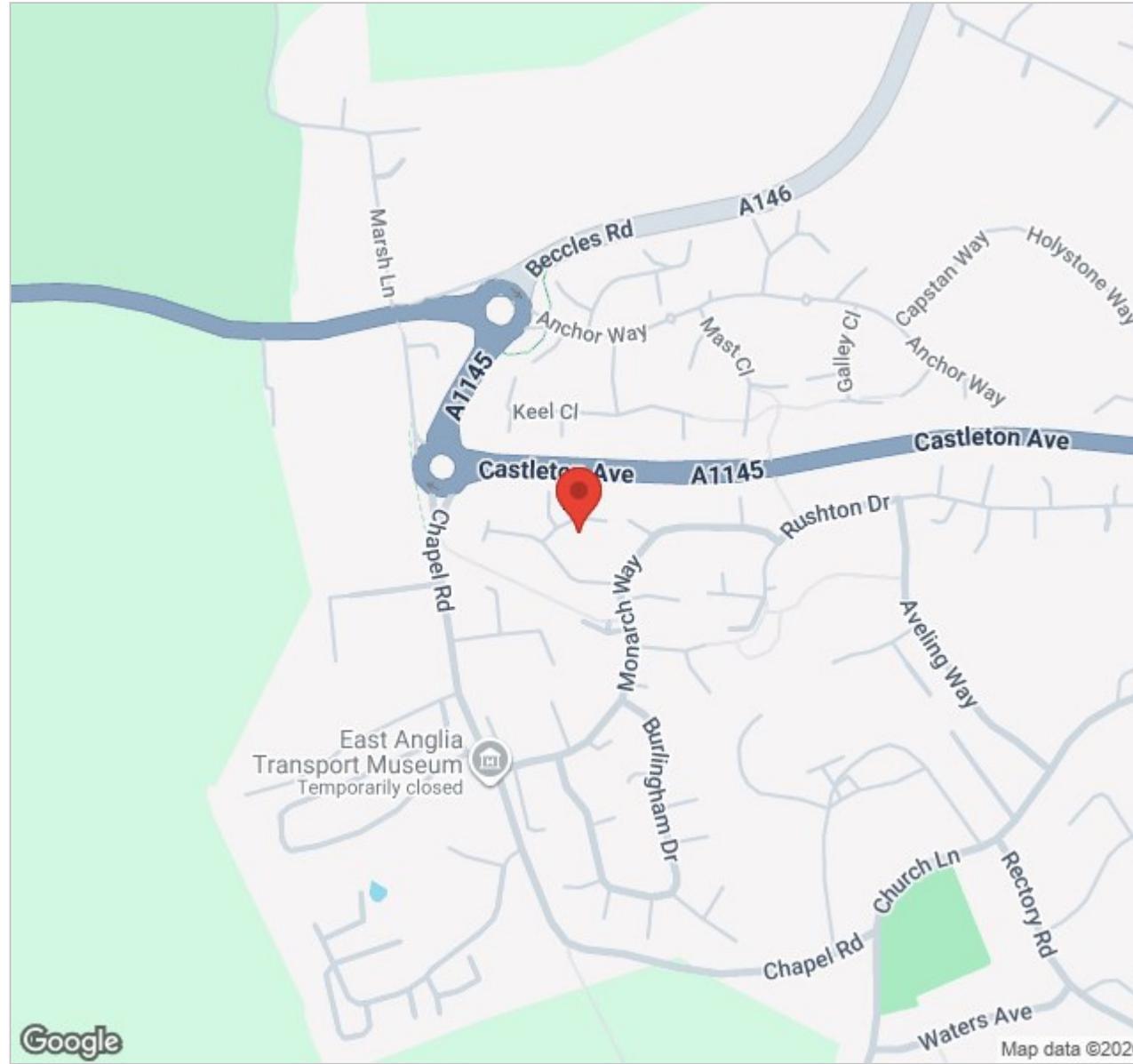
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



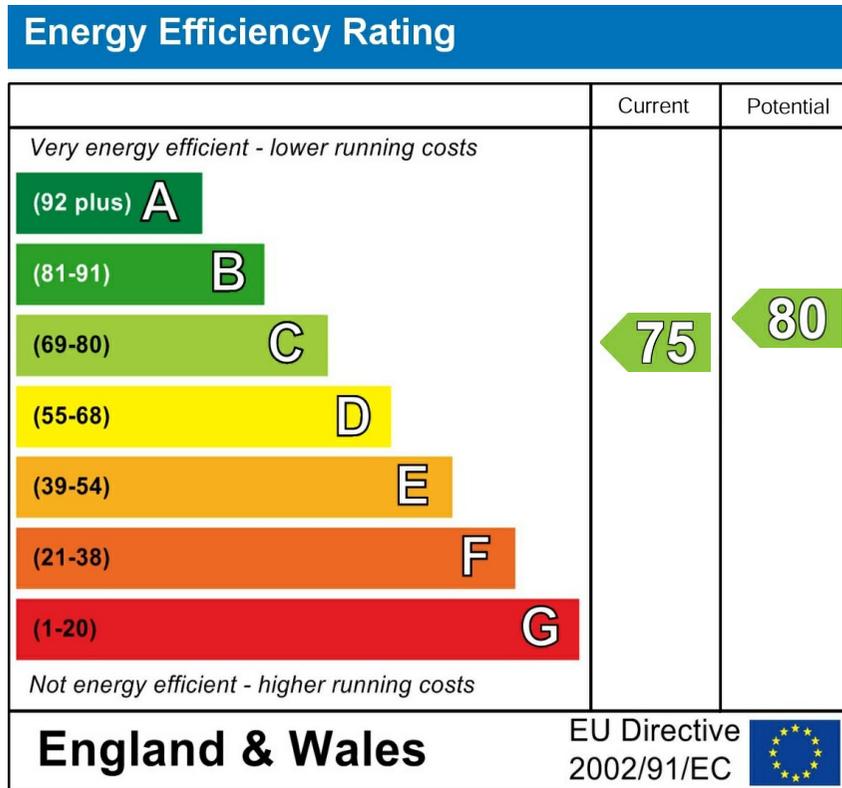
# Floor Plan



## Area Map



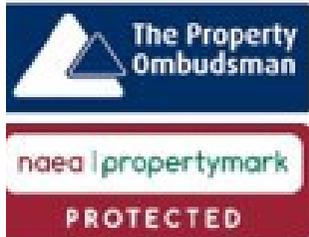
## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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