

# HARDIMANS



**Plot 3 Carters Close, Rushmere Road**  
Carlton Colville, Lowestoft, NR33 8EA

**£330,000**



ANTICIPATED COMPLETION SUMMER 2022. A small select development of 4 properties set on the outskirts of Carlton Colville Village, each property will be fitted to exacting standards and will have the benefit of superb fully fitted kitchens with a choice of styles to include quality integrated Neff appliances. In addition, the property will have down lighters to the kitchen with pelmet lighting and brush chrome sockets and light switches. Bathrooms will have thermostatically fitted showers with Roca sanitary ware, Bristan brass ware and subject to the built stage, you will have a choice of wall tiling. Also the bungalows will be complimented with high quality vinyl flooring to the kitchen and bathrooms. Extras and upgrades can be made available at a price to be agreed.

Carlton Colville Village has a fascinating and rich history with settlements dating from the prehistoric to the medieval periods. The historic church of St Peters dates back to the 13th century having 6 bells that hang and still ring to this day, the oldest of which was cast in 1608. The village itself has great amenities with local shops located in Fama Road with a good selection of primary and middle schools together with doctors surgery. There are also 3 pubic houses and the well renowned 'East Anglia Transport Museum'. Carlton Marshes Project is not to far away and now forms one of Britain's latest and most important nature reserves.

#### **KITCHEN/DINING ROOM**

13'8" x 19'6" (4.19 x 5.96)

#### **LIVING ROOM**

11'9" x 14'1" (3.6 x 4.3)

#### **BEDROOM 1**

12'1" x 11'1" (3.7 x 3.4)

#### **BEDROOM 2**

9'6" x 10'2" (2.9 x 3.1)

#### **BATHROOM**

5'8" x 7'0" (1.75 x 2.14)

#### **GARAGE**

20'0" x 10'2" (6.11 x 3.11)

#### **RUSHMERE ROAD, CARLTON COLVILLE - SPECIFICATION**

#### **KITCHEN**

Choice of kitchen & worktop colour from Benchmarks - with upstand.  
Neff appliances - two single or one double oven (to suit design), gas hob, stainless steel extractor hood, integrated fridge freezer & dishwasher  
Stainless steel 1.5 bowl sink with mixer tap

#### **BATHROOM & EN SUITE**

Roca sanitary ware  
Bristan brass ware  
Heated towel rail  
Thermostatically controlled shower  
Half height tiling to bath  
Full height tiling to shower cubical (where applicable)

#### **DECORATIVE FINISHES**

Internal walls finished in matt emulsion  
Ceilings finished in white emulsion  
Internal woodwork finished in white egg shell  
Premium vinyl to kitchen, bathroom, en-suite & WCs

#### **ELECTRICAL**

Stylish MK electrical accessories throughout  
Brushed chrome electrical sockets & switches to kitchen  
Mains connected smoke detector & carbon dioxide detector  
External lighting to front of property  
Downlights & pelmet lighting to kitchens  
Light & power to loft & garage

The exact specification may vary depending on plot & build stage.

#### **GENERAL**

Flush sash upvc windows  
Aluminium powder coated bi-fold doors (plot dependent)  
Composite front & rear doors  
Gas fired central heating  
10 year NHBC warranty



# Plans for bungalow, garage plus site plan



Side Elevation



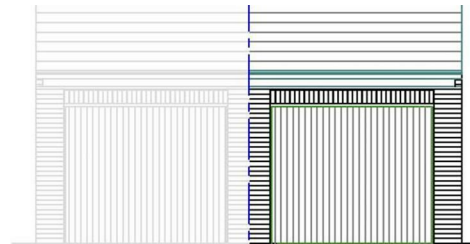
Front Elevation



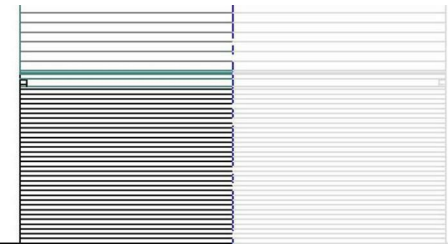
Side Elevation



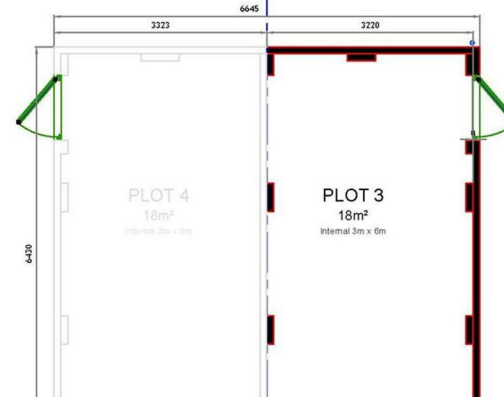
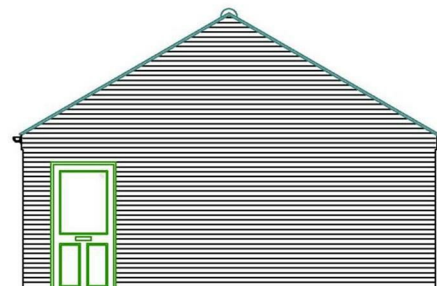
Rear Elevation



Front Elevation



Rear Elevation



## Floor Plan



## Area Map



## 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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