

HARDIMANS



3 Carters Close, Rushmere Road
Carlton Colville, Lowestoft, NR33 8EA
£350,000

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

A small select development of 4 properties set on the outskirts of Carlton Colville Village, This detached bungalow has a superb open plan lounge/diner/kitchen including some integrated appliances. 2 bedrooms having an en suite shower and separate bathroom. Enjoy easy maintenance enclosed gardens along with a garage with electric door for ease.

Carlton Colville has great amenities with local shops located in Famona Road with a good selection of primary and middle schools together with doctors surgery and other shops located on Ashburnham Way. There are also 3 pubic houses and the well renowned 'East Anglia Transport museum nearby.

HALLWAY

Composite door to front entrance and radiator.

KITCHEN/DINING ROOM

uPVC double glaze window to front aspect, uPVC double glaze window to side aspect with fitted shutters, worktop space, cupboards and drawers under, cupboards above, built in Bosch double eye level oven, built in Bosch gas hob with Bosch extractor fan above, integrated fridge freezer, integrated Bosch dishwasher, twin sink with drainer, spot light ceiling and radiator.





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SITTING ROOM AREA

uPVC double glaze double doors into rear with fitted shutters and radiator.

PRIMARY BEDROOM

uPVC double glaze window to rear with fitted shutters, built in wardrobe with sliding doors and radiator.

EN SUITE

Low level WC, hand wash basin with cupboard under, shower cubicle with mixer shower, shower boarding surround, extractor fan and chrome effect towel radiator.

BEDROOM 2

uPVC double glaze window to front aspect with fitted shutters, loft hatch (with pull down ladder, light and partially boarded) and radiator.

BATHROOM

uPVC double glaze frosted window to side aspect, low level WC, hand wash basin with drawers under, bath, extractor fan and chrome effect towel radiator.

OUTSIDE

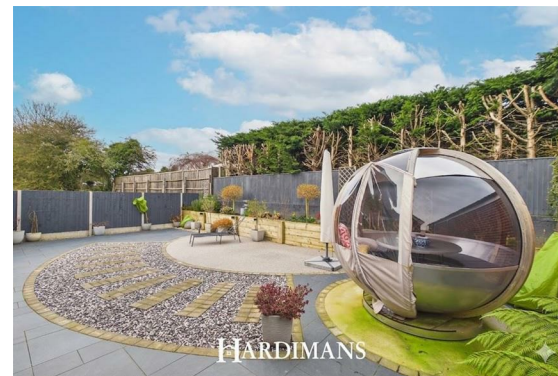
To the front, brick weave garden and driveway. To the rear, low maintenance fully enclosed patio, paved and stone garden, raised rear bedding area, access gate to front,



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SINGLE GARAGE

electric door and electric charging point.

TENURE

Freehold

COUNCIL TAX BAND

C

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

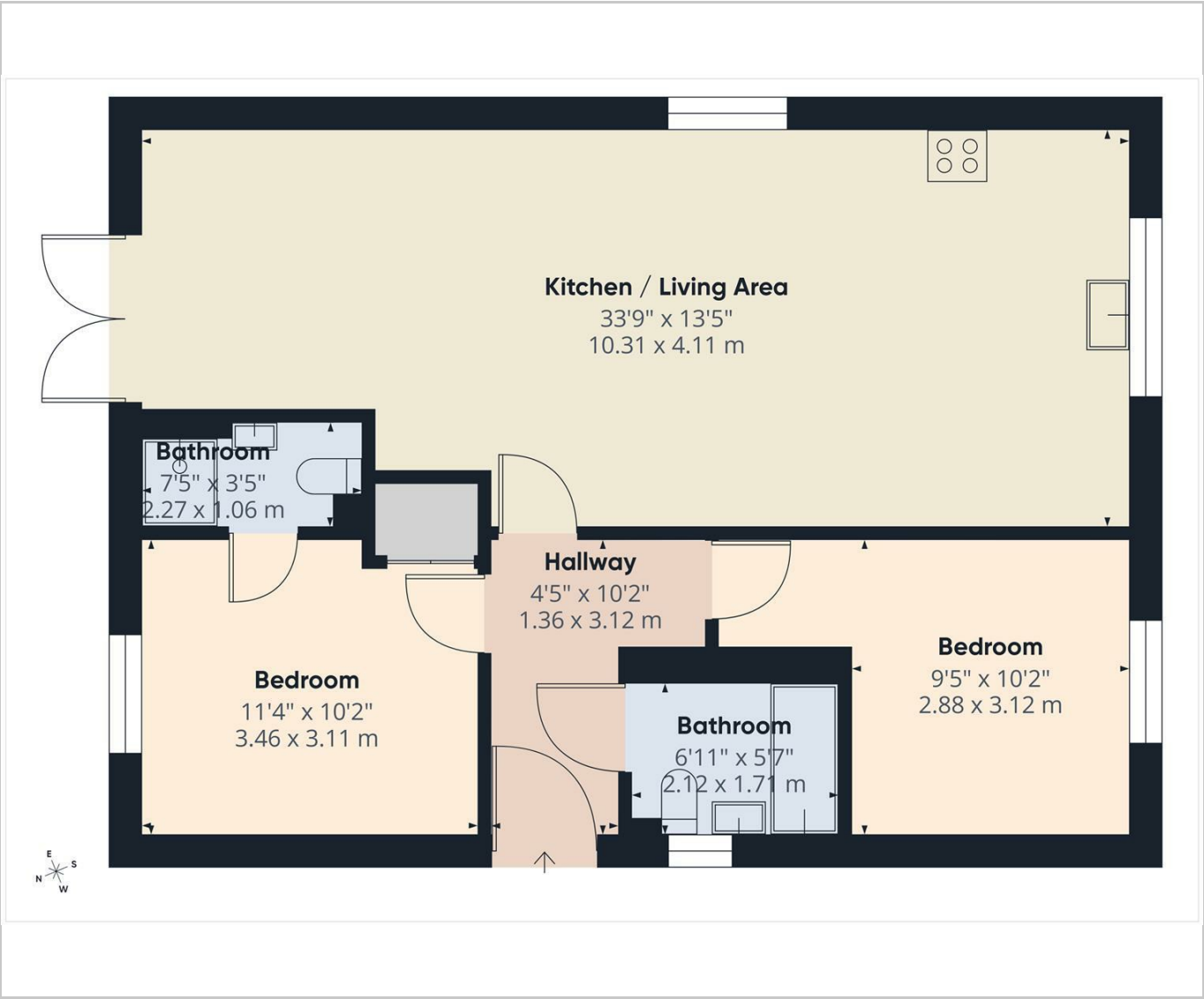
* Broadband: Fibre - Could achieve speeds of Ultrafast 2000mbps

* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY

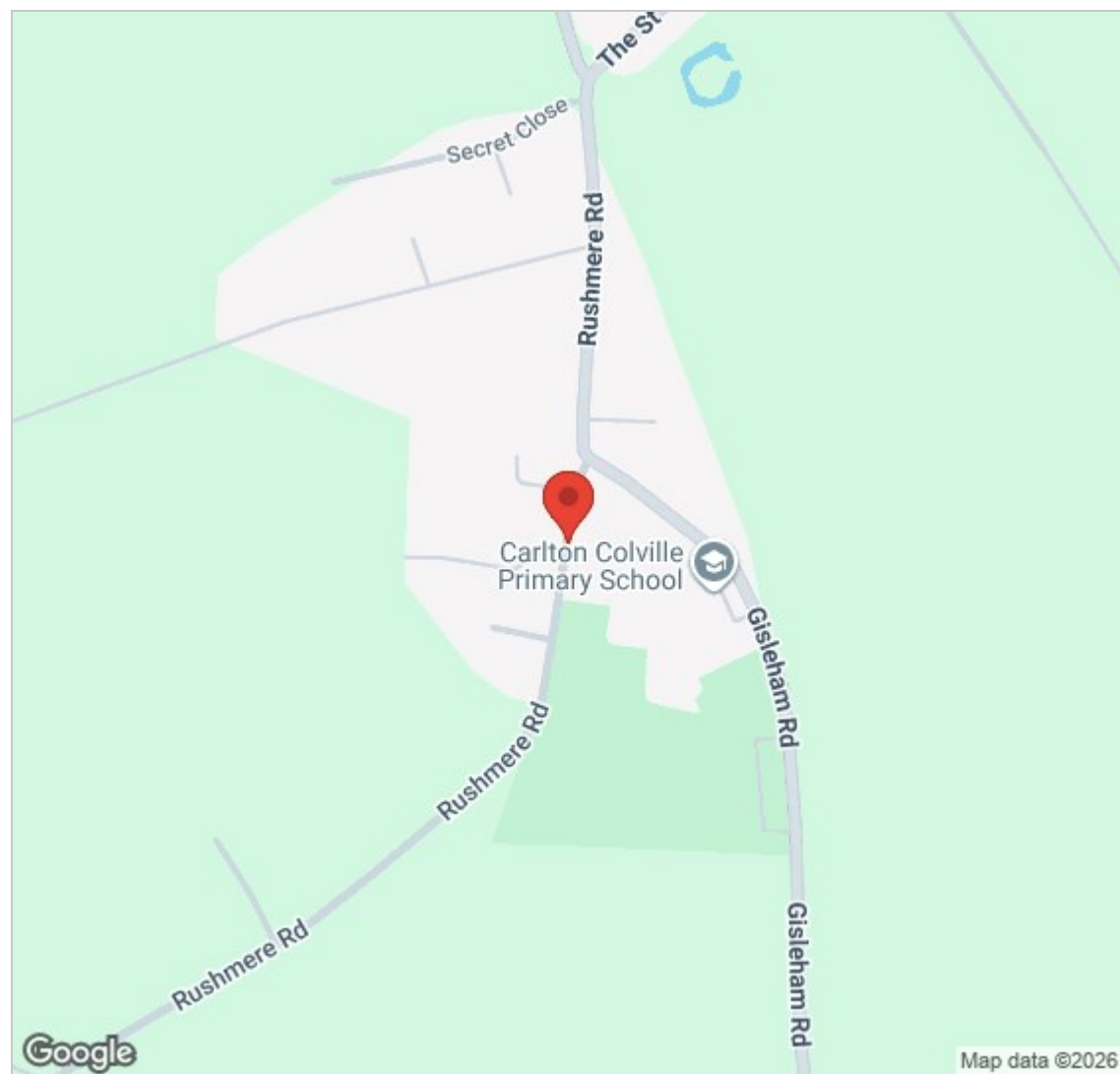
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



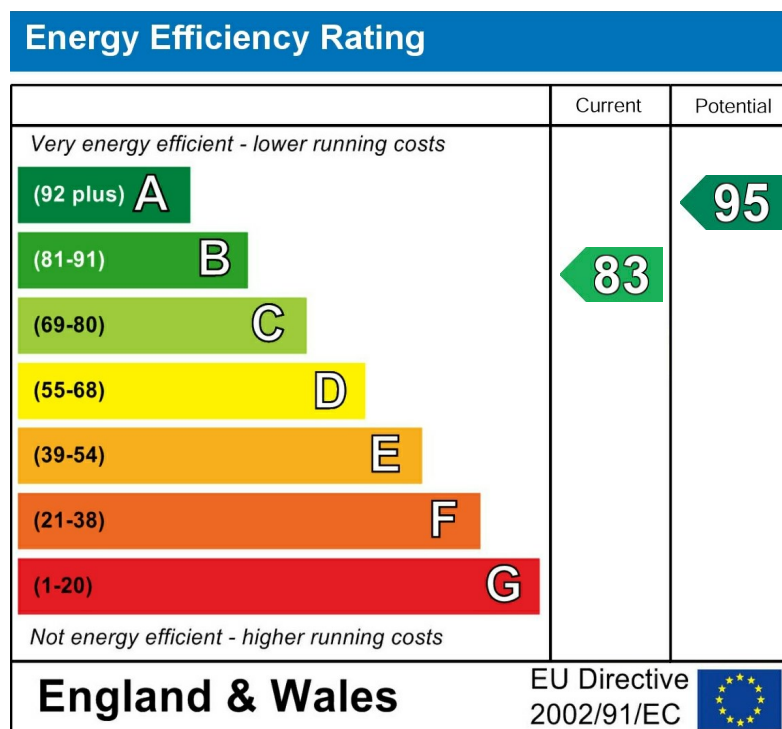
Floor Plan



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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