

# HARDIMANS



**39 Anchor Way**

Carlton Colville, Lowestoft, NR33 8GR

**Offers Over £235,000**





## 39 Anchor Way, Carlton Colville, Lowestoft, Suffolk, NR33 8GR

Excellent 3 bedroom semi-detached house located at the end of a quiet cul de sac on an established and popular development.

the property benefits from a good size conservatory, which overlooks the particularly attractive easy maintenance gardens with astro turf. The rear aspect is also very pleasant backing onto a small shrubbery.

In addition there is a spacious lounge, an equally good size kitchen/diner and a downstairs cloakroom. This is all complimented by an ensuite shower room. Anchor way is presented in immaculate 'ready to move in' condition and an early inspection is highly recommended.

### Composite door, sealed unit double glazed to

#### ENTRANCE HALL

6'10" x 7'2" (2.09 x 2.20)

stairs to first floor, radiator, laminate flooring.

#### DOWNSTAIRS CLOAKROOM

5'10" x 2'6" (1.78 x 0.77)

low level wc, pedestal vanity washbasin, tiled splashbacks, radiator, fuse box, upvc opaque glazed window.

#### LOUNGE

14'2" x 12'5" (4.32 x 3.79)

upvc double glazed window, radiator, laminate flooring, double doors to:-

#### RE-FITTED KITCHEN/DINER

15'7" x 9'9" (4.77 x 2.99)

re-fitted in a range of cottage style units in a soft cream finish, one and a half bowl sink unit, drinking fountain with water filter, recess and plumbing for automatic washing machine, Neff 4 burner stainless steel gas hob, matching double oven/grill, concealed extractor in ornamental canopy, integrated refrigerator and freezer with front decor panels, cupboard containing a Worcester gas combination boiler heating domestic hot water and radiator heating system, radiator, walk-in downstairs store cupboard, part laminate and part tiled floor, inset ceiling spot lighting, double upvc doors to:-

#### CONSERVATORY

9'7" x 7'8" (2.94 x 2.35)

of brick/upvc construction, fitted blinds, glass reflective roof, radiator, electric panel heater, door to rear garden.

#### STAIRS TO FIRST FLOOR AND LANDING

built-in cupboard with hanging space.

#### MASTER BEDROOM

12'6" x 9'8" (3.83 x 2.96)

upvc double glazed window, built-in wardrobe cupboard, additional deep recessed cupboard.







### EN SUITE SHOWER ROOM

5'10" x 5'5" (1.78 x 1.67)

corner Quadrant shower cubicle with thermostatic shower unit, overhead drencher, low level wc, vanity washbasin, tiled walls and floor, chrome towel rail/radiator, extractor fan, upvc opaque glazed window.

### BEDROOM 2

9'3" x 7'9" (2.82 x 2.37)

upvc double glazed window, radiator, built-in wardrobe cupboard.

### BEDROOM 3

9'0" x 6'1" (2.76 x 1.87)

upvc double glazed window, radiator, access to roof void, built-in wardrobe cupboard.

### BATHROOM

6'2" x 5'4" (1.90 x 1.64)

cased bath, hot and cold shower mixer, shower screen, vanity washbasin and wc with concealed cabinet, white gloss cupboards, chrome towel rail/radiator, tiled walls and floor, upvc opaque glazed window, extractor fan.

### OUTSIDE

To the front, brick pavier style paving with rope edges, courtesy lighting. To the side, matching pathway, tarmac driveway providing ample car standing leading to single garage. To the rear, attractive easy maintenance gardens, astro turf lawns, paved and block pavier patio areas, fully enclosed by concrete posts and timber fencing, external water tap.

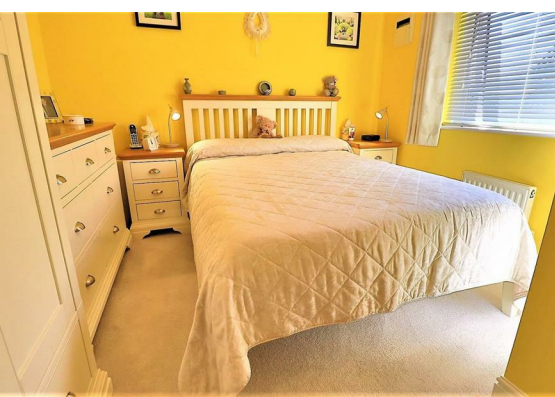
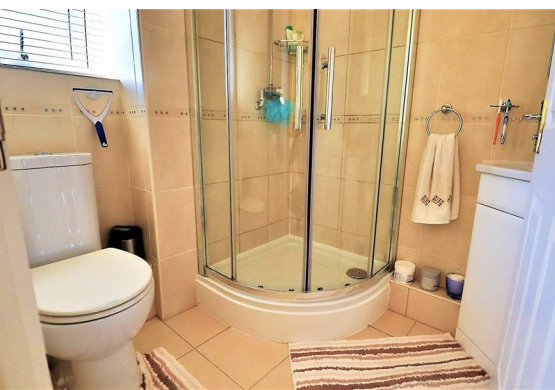
### SINGLE GARAGE

17'2" x 8'8" (5.25 x 2.65)

of brick and tile construction, high level roof storage space, power and light on a fused supply, roller door and personal door.

### COUNCIL TAX BAND

B





Floor Plan



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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Area Map



Energy Efficiency Graph

