

HARDIMANS



10 Willowbrook Close

Carlton Colville, Lowestoft, NR33 8GL

Offers Over £240,000

HARDIMANS



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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.

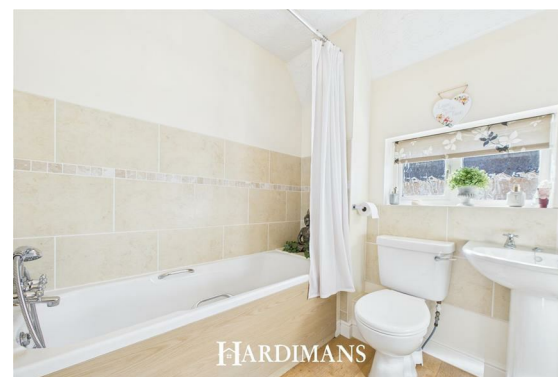
BEDROOM THREE

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

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MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

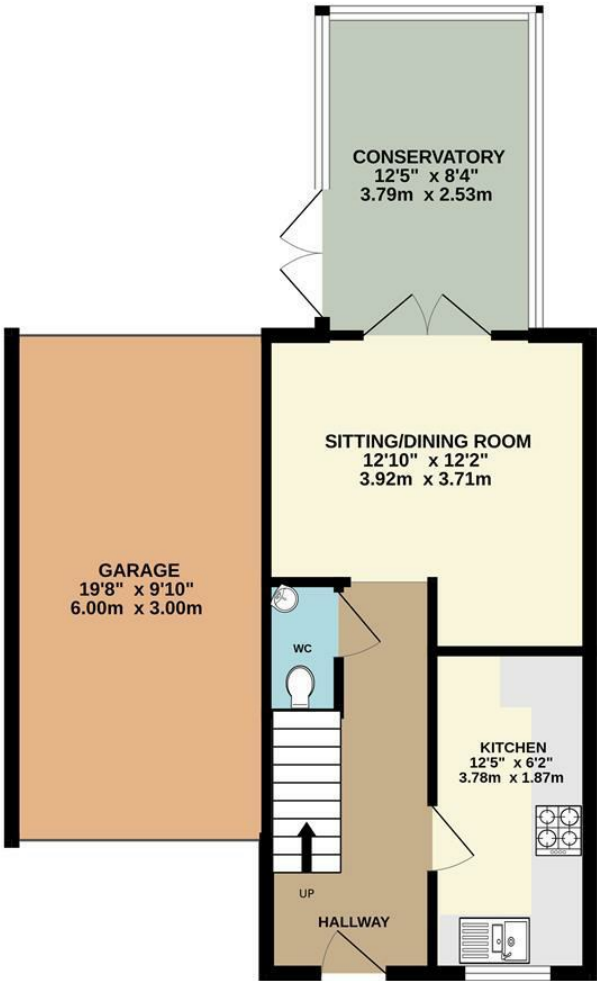
* Broadband: Fixed wireless - 33mbps

* 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

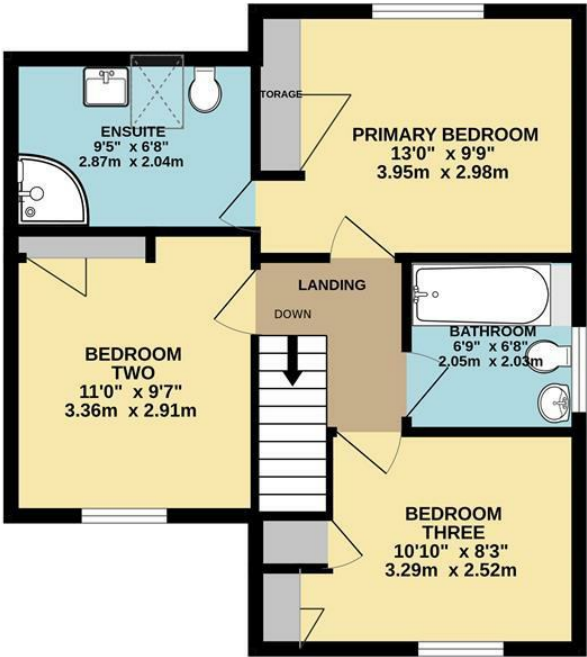


GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



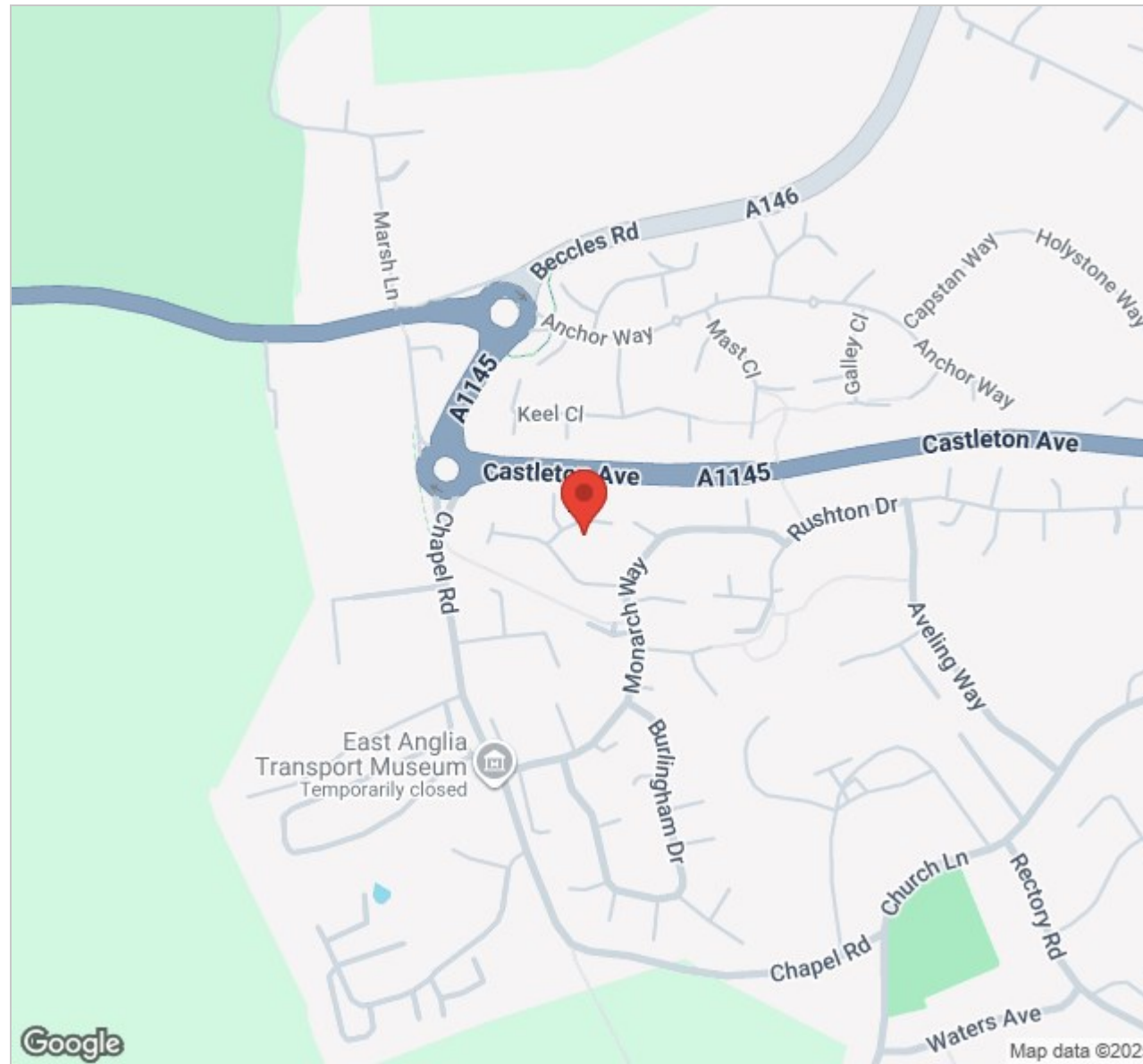
TOTAL FLOOR AREA : 1077 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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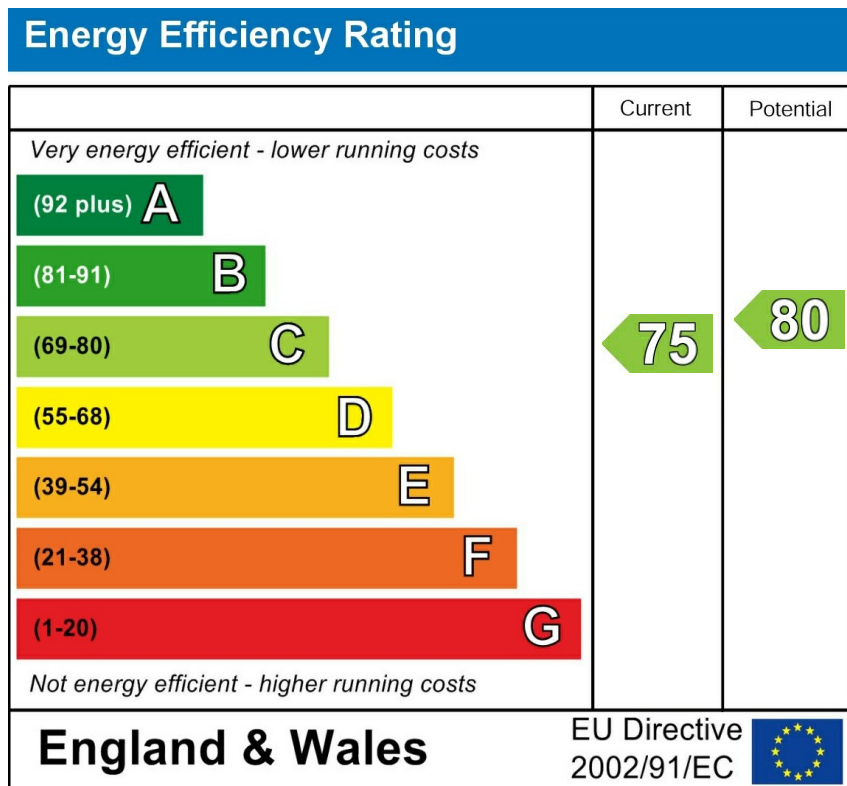


1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.