

HARDIMANS



8 Anchor Way

Carlton Colville, Lowestoft, NR33 8GR

£290,000

HARDIMANS



3



3



2



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

A well presented detached home in Carlton Colville. The property has 2 reception rooms, three bedrooms including an en-suite to the primary bedroom and downstairs wc. Having a southerly facing rear garden, garage, driveway. A new boiler was installed in June 2023. All offered with no onward chain.

PORCH

uPVC double glaze door to front entrance, uPVC double glaze frosted windows to front and side aspect, radiator and covered ceiling.

HALLWAY

Stairs to first floor and coved ceiling.

WC

Low level WC, hand wash basin, extractor fan, radiator and coved ceiling.

SITTING ROOM

uPVC double glaze window to front aspect, uPVC double glaze sliding doors to rear, coal effect fireplace with surround and mantle, radiators and coved ceiling.

DINING ROOM

uPVC double glaze window to front aspect, radiator and coved ceiling.

KITCHEN

uPVC double glaze window to rear aspect, worktop space, cupboards and drawers under, cupboards above, built in Hotpoint gas hob, built in Hotpoint oven twin sink with drainer with tile splash back, radiator and coved ceiling.





HARDIMANS



HARDIMANS

UTILITY ROOM

uPVC double glaze door to rear access, matching worktop space, Worcester boiler to wall (Installed June 2023) standings for washing appliances, radiator and coved ceiling.

LANDING

uPVC double glaze window to rear aspect, loft hatch with ladder, storage cupboard above stairs, radiator and coved ceiling.

PRIMARY BEDROOM

uPVC double glaze window to rear aspect, built in wardrobes, radiator and coved ceiling.

EN SUITE

uPVC double glaze frosted window to front aspect, low level WC, hand wash basin, large shower cubicle with shower boards surround, extractor fan, radiator and coved ceiling.



HARDIMANS



HARDIMANS



HARDIMANS

BEDROOM 2

uPVC double glaze window to front aspect, built in wardrobe, radiator and coved ceiling.

BEDROOM 3

uPVC double glaze window to rear aspect, built in wardrobe, radiator and coved ceiling.



HARDIMANS

BATHROOM

uPVC double glaze window to front aspect, low level WC, hand wash basin, bath, extractor fan, radiator and coved ceiling.

OUTSIDE

To the front, shingled garden and driveway to garage.

To the rear, mainly laid to lawn with bordered areas, patio area, path leading to side garage access door and rear access gate, two sheds.

SINGLE GARAGE

electric door.

TENURE

Freehold

COUNCIL TAX BAND

C

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Adsl - 2000mbps

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

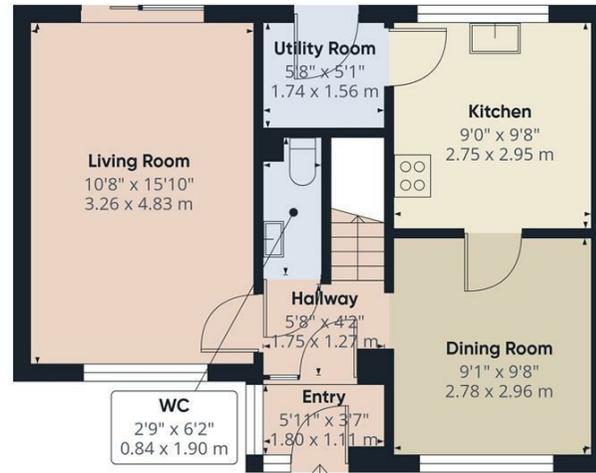
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



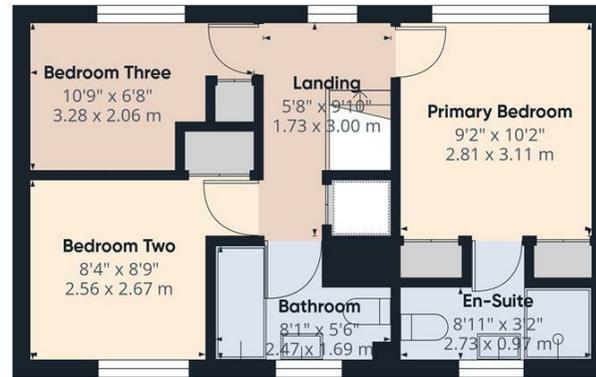


HARDIMANS

Floor Plan



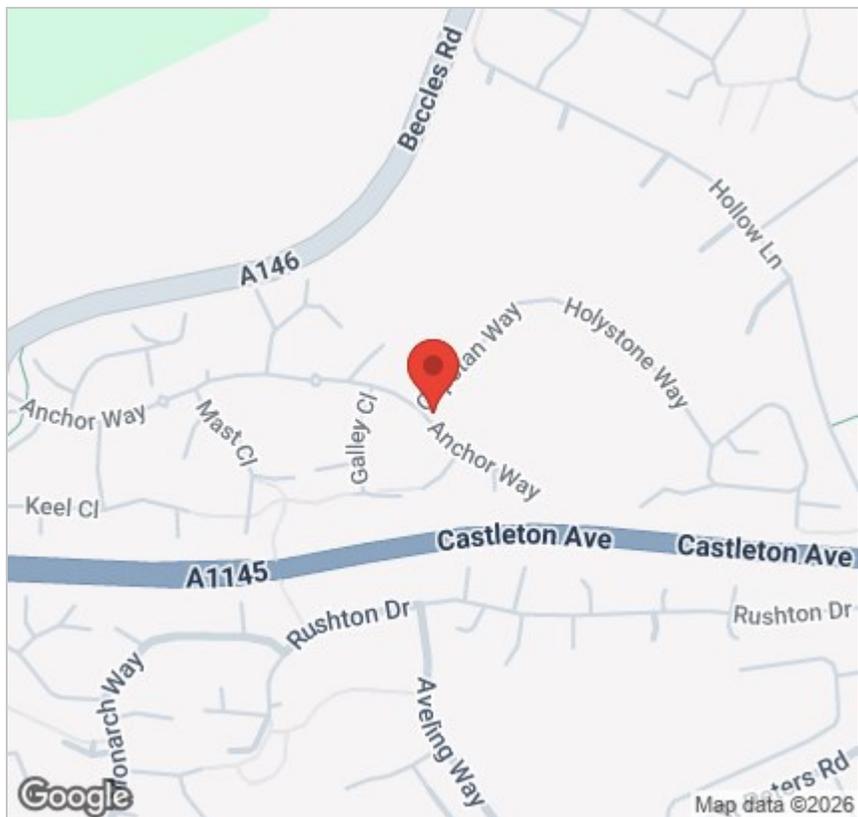
Floor 1



Floor 2



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

