

HARDIMANS



21 Burlingham Drive

Carlton Colville, Lowestoft, NR33 8GD

Offers In The Region Of £340,000



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An attractive and delightful modern family home providing 4 good size bedrooms, ensuite shower, spacious lounge, separate dining room, study, kitchen/breakfast, utility & cloaks room. The property has the benefit of solar panels producing approx £750 p.a. lovely enclosed gardens & double brick garage. The property is located on a desirable residential development in Carlton Colville village.

COVERED ENTRANCE

composite double glazed door and side window to:-

GOOD SIZE ENTRANCE HALL

stairs to first floor, cupboard space under with electric meters, fuse box and solar panel controls, radiator, laminate flooring.

CLOAKROOM

5'2" x 2'9" (1.60 x 0.86) with low level wc, pedestal washbasin, tiled splashbacks, radiator, extractor fan.

LIVING ROOM

10'3" x 19'4" (3.13 x 5.90) upvc double glazed window, fitted blinds, upvc french doors to rear patio and garden, 2 radiators, attractive fireplace with Living Flame coal effect gas fire.

DINING ROOM

7'10" max x 12'0" max (2.39 max x 3.67 max) upvc double glazed window overlooking the rear garden, fitted blinds, radiator, laminate flooring.

KITCHEN/BREAKFAST ROOM

13'7" max x 12'0" max (4.16 max x 3.67 max) fitted in a modern range of base and wall units, single drainer sink, water softener, recess and plumbing for automatic dishwasher, 4 burner ceramic hob, oven/grill, concealed extractor, tiled splashbacks, radiator, double aspect windows with upvc double glazing.

UTILITY

5'2" x 5'11" (1.59 x 1.81) single drainer sink, base units, plumbing for automatic washing machine, tiled splashbacks, Glow Worm gas boiler heating domestic hot water and radiator heating system, radiator, upvc double glazed rear door.

STUDY

6'10" x 6'9" (2.10 x 2.08) upvc double glazed window, fitted blinds, radiator.

STAIRS TO FIRST FLOOR AND LANDING

upvc double glazed window, radiator, access to insulated and partly boarded roof void, further controls for solar panels, built-in airing cupboard with hot water storage tank.

MASTER BEDROOM

10'4" max x 11'9" (3.15 max x 3.59) upvc double glazed window, built-in double wardrobe cupboard, radiator, further built-in wardrobe.





EN SUITE SHOWER ROOM

8'4" x 3'11" (2.56 x 1.20)
walk-in shower cubicle with an Aqualisa shower unit, pedestal washbasin, low level wc, radiator, shaver point, extractor fan, upvc opaque glazed window.

BEDROOM 2

11'4" max x 10'7" max (3.46 max x 3.24 max)
upvc double glazed window, radiator, built-in wardrobe cupboard.

BEDROOM 3

10'7" x 7'8" (3.24 x 2.36)
upvc double glazed window, radiator, built-in wardrobe cupboard.

BEDROOM 4

10'5" max x 7'4" max (3.20 max x 2.25 max)
upvc double glazed window, radiator, built-in wardrobe cupboard.

FAMILY BATHROOM

8'4" x 6'7" (2.56 x 2.03)
cased bath, hot and cold shower mixer, pedestal washbasin, low level wc, radiator, extractor fan, upvc opaque glazed window.

OUTSIDE

To the front, small lawned area, well stocked shrub borders. To the rear, fully enclosed gardens laid to lawn with brick retaining walls, timber fencing, well stocked flower and shrub borders, paved patio and pathways, external water tap.

DETACHED DOUBLE GARAGE

17'5" x 17'10" (5.33 x 5.44)
of brick and tile construction with power and light, high level roof storage space, 2 up and over and personal doors, additional double width tarmac driveway providing off road parking.

SOLAR PANELS

The property has the benefit of 16 solar panels with a FIT payment of 18p. This produces approx. £750 p.a

COUNCIL TAX BAND

D



Floor Plan



Viewing

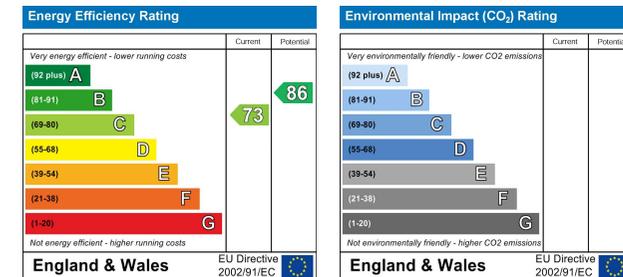
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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