

# HARDIMANS



**23 Elmdale Drive**

Carlton Colville, Lowestoft, NR33 8NB

**Offers Over £260,000**



**23 Elmdale Drive, Carlton  
Colville, Lowestoft, Suffolk,  
NR33 8NB**

Great location for this detached bungalow situated on a quiet residential development on the highly desirable 'Rosedale Gardens' estate. The bungalow enjoys larger than standard gardens together with an additional good sized area to the side, allowing a fantastic opportunity to extend the bungalow if so required (subject to the usual planning permissions).

Originally planned as a 3 bedroom property, the third bedroom has been combined with the spacious lounge to create a lovely light and airy space, which opens into the conservatory and overlooks the attractive gardens.

Located on the development is a busy and very convenient parade of shops, together with Co-Op supermarket and Doctors surgery.

The bungalow has that welcoming feeling, and an early inspection is therefore highly recommended.

**UPVC double glazed door to:-**

**ENTRANCE PORCH**

with upvc double glazing, further door to:-

**ENTRANCE HALL**

with radiator, fuse box, built-in cloaks cupboard.





### **KITCHEN**

fitted in a range of light oak fronted units, single drainer sink, recess and plumbing for automatic washing machine, 4 burner gas hob, concealed extractor, double oven/grill, space for refrigerator and freezer, double radiator, Worcester gas boiler heating domestic hot water and radiator heating system, upvc double glazed window overlooking the rear garden.

### **LOVELY SIZE OPEN PLAN LOUNGE/DINER**

2 radiators, ornamental fireplace with log effect gas fire, upvc sliding patio door to:-

### **CONSERVATORY**

lean to with sliding patio doors to rear patio and garden.

### **INNER HALLWAY**

with access to roof void.

### **MASTER BEDROOM**

with bay window, upvc double glazing, radiator.

### **BEDROOM 2**

bay window with upvc double glazing, radiator.

### **SHOWER ROOM**

shower cubicle with thermostatic shower unit, low level wc, pedestal washbasin, radiator, upvc double glazed window.



## OUTSIDE

To the front, easy maintenance gardens with ornamental shrubs and brick pavier driveway and pathways. To the side, extended brick pavier driveway leading to garage, side brick arch and gate. To the rear, larger than standard gardens laid mainly to lawn with well stocked flower and shrub borders, garden store, good size paved patio. In addition the property has a good size side garden area with concrete/paving, aluminium framed greenhouse. Note: This area provides an ideal opportunity to extend the main property if so required.

## SINGLE GARAGE

of brick and tile construction with up and over and personal doors.

## COUNCIL TAX BAND

C

## TENURE

Freehold

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Ultrafast download 1000 Mbps upload 1000 Mbps

\* Mobile: EE, THREE, 02, VODAFONE

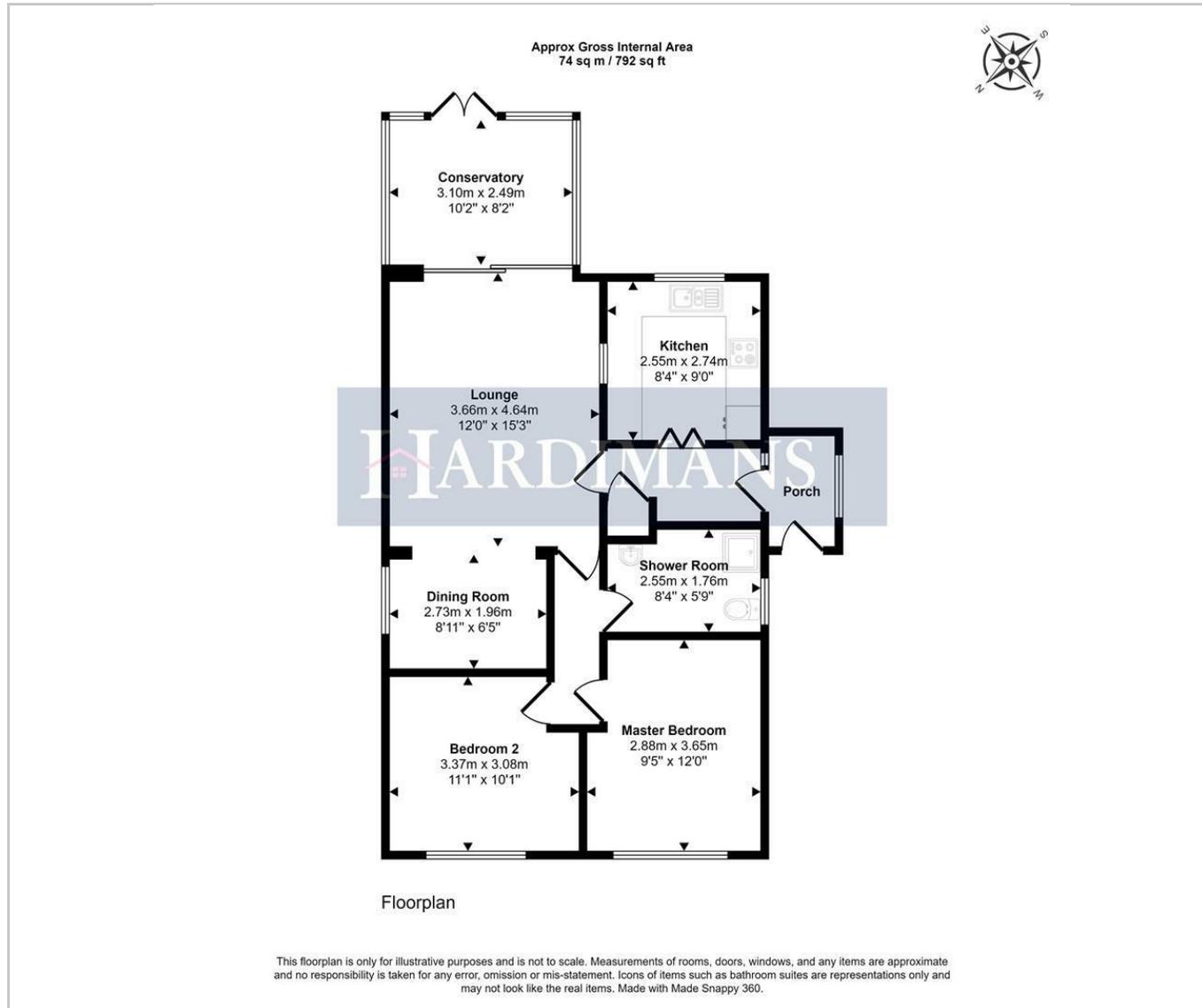
ALL LIKELY

\* 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.

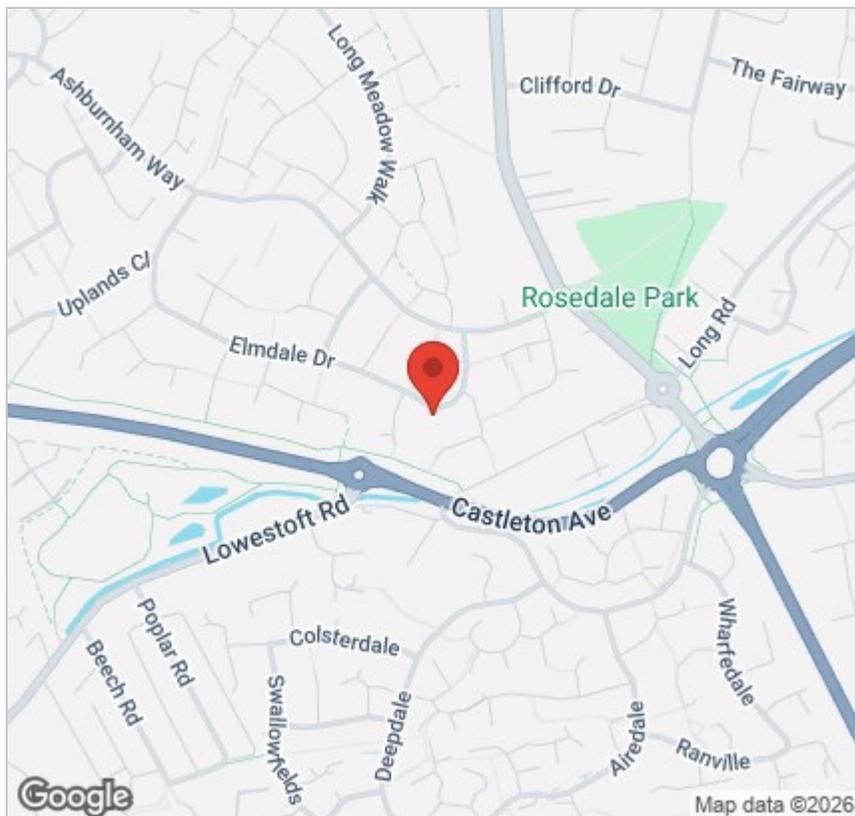




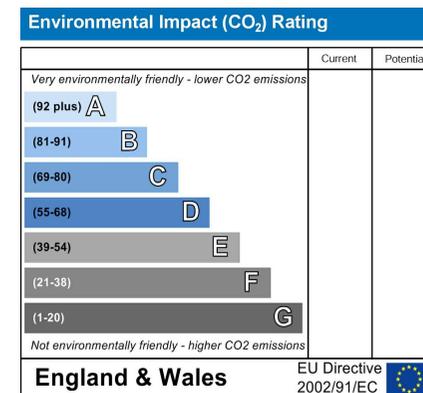
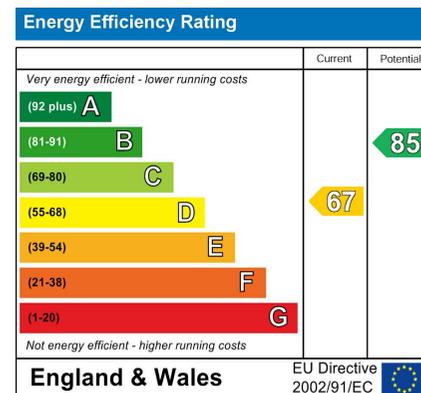
# Floor Plan



## 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.

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](http://www.hardimans.co.uk)      E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

