



42 Elmdale Drive, Carlton Colville

Offers in Region of £315,000

42 Elmdale Drive

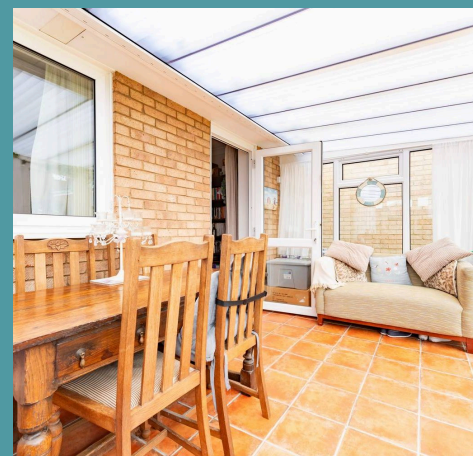
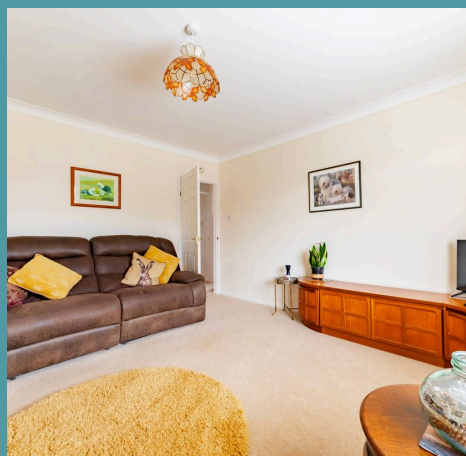
Carlton Colville, Lowestoft

Introducing this charming three bedroom detached bungalow, situated in the sought-after area of Carlton Colville. Perfectly suited for individuals looking to downsize without compromising on quality living space, this delightful home is positioned on a large plot offering ample room for relaxation and enjoyment. Don't miss the chance to acquire this home and experience all it has to offer.

Location

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.





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Step inside where you are greeted by a welcoming entrance hall. Positioned at the front of the residence is a comfortable sitting room, filled with an abundance of natural light, creating a warm and inviting ambience. It is an ideal space for both relaxation and entertaining guests, setting the tone for the rest of the home.

The kitchen/dining room is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation, alongside areas for your laundry essentials. Extending the reception space is a light-filled conservatory, offering panoramic views of the exterior, allowing you to enjoy the outdoors within the comfort of your own home.

The property flaunts three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom leads out to the conservatory, creating a versatile space with the potential to be a office, snug or guest room. The recently installed shower room completes the accommodation, comprising of a modern three piece suite, accommodating all residents in the household.





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Towards the rear is a well-maintained garden, primarily laid to lawn, bordered by planted beds and hedging. The patio area is suitable for your outdoor seating arrangements, for al-fresco dining in the summer or simply relaxing in the sunshine. Complemented by a summerhouse and a wooden shed, ideal for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. For added convenience, a brick-weave driveway provides ample off-road parking for multiple vehicles, while a garage offers additional storage options for all your belongings.

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C



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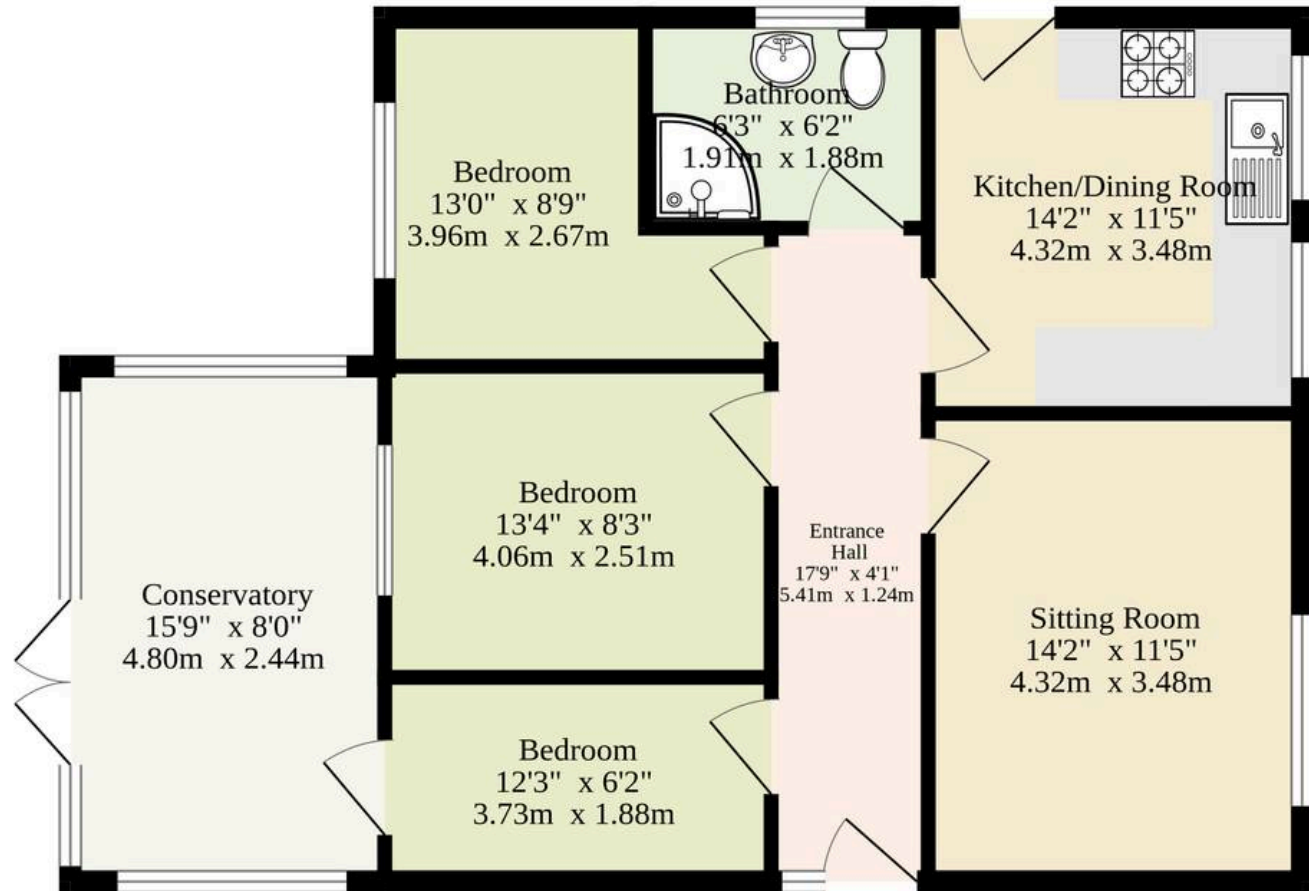
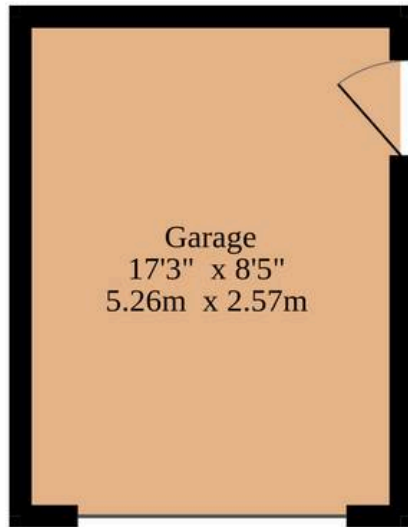
Carlton Colville, Lowestoft

- Charming detached bungalow situated on a large plot in Carlton Colville
- Perfect for someone looking to downsize without compromising on comfort and style
- Comfortable sitting room filled with an abundance of natural light
- Kitchen/dining room to be able to cook your favourite meals
- Conservatory offering views of the exterior
- Three bedrooms & a modern shower room
- Well-maintained garden that is fully enclosed for privacy
- Brick-weave driveway providing off-road parking & a garage for storage options
- In close proximity to all local amenities and natural surroundings



Ground Floor

943 sq.ft. (87.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 943sq.ft. (87.6 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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