



## 19 Gratton Dale, Carlton Colville

Offers Over £250,000

# 19 Gratton Dale

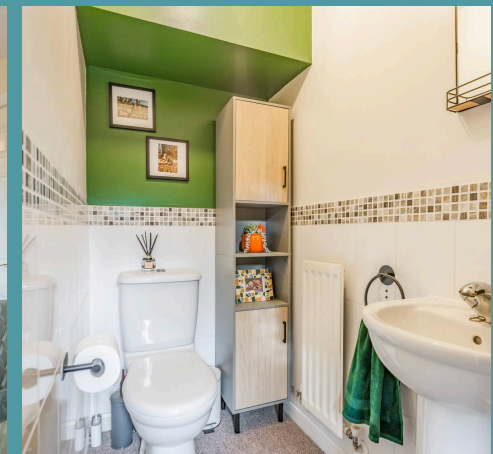
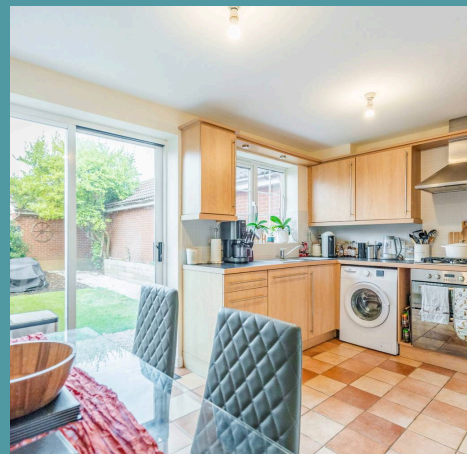
Carlton Colville, Lowestoft

This mid-terrace residence presents an exceptional opportunity as a perfect first home or investment purchase. Meticulously designed with a contemporary flair, offering the perfect blend of style, comfort, and functionality. 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.



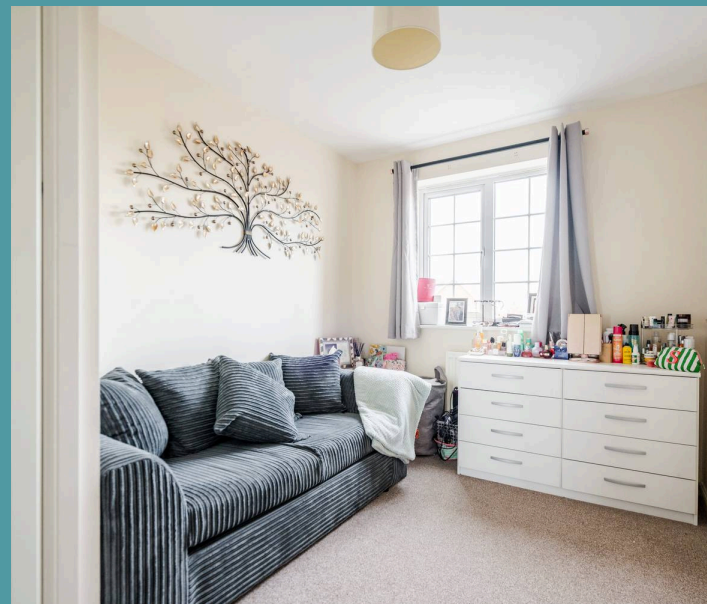


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Carlton Colville, Lowestoft

Upon entering the property, you are greeted by a comfortable sitting room that serves as an inviting space for relaxation and entertainment. The open-plan kitchen and dining area seamlessly blend together, creating a versatile space that is ideal for both casual family meals and formal dinner parties. Well-equipped with fitted units and appliances to enhance your cooking experience.

Ascending the staircase, you will discover three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom features a private en-suite bathroom, adding a touch of luxury and convenience. A well-appointed family bathroom services the additional bedrooms, ensuring that all residents and guests are accommodated in comfort.



The property is further enhanced by a well-maintained garden, it is primarily laid to lawn with an area for your outdoor seating arrangements. There is plenty of space for a wooden storage shed. Overall, it is fully enclosed so you can enjoy in seclusion. For added convenience, the property includes off-road parking and a garage, providing ample storage options and ensuring that parking is never a concern.



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Carlton Colville, Lowestoft

### AGENTS NOTES

We understand that this property is freehold.

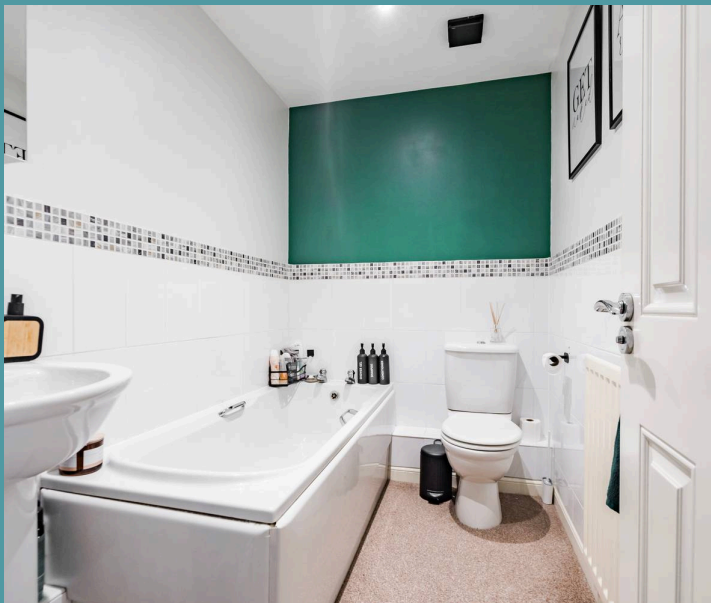
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

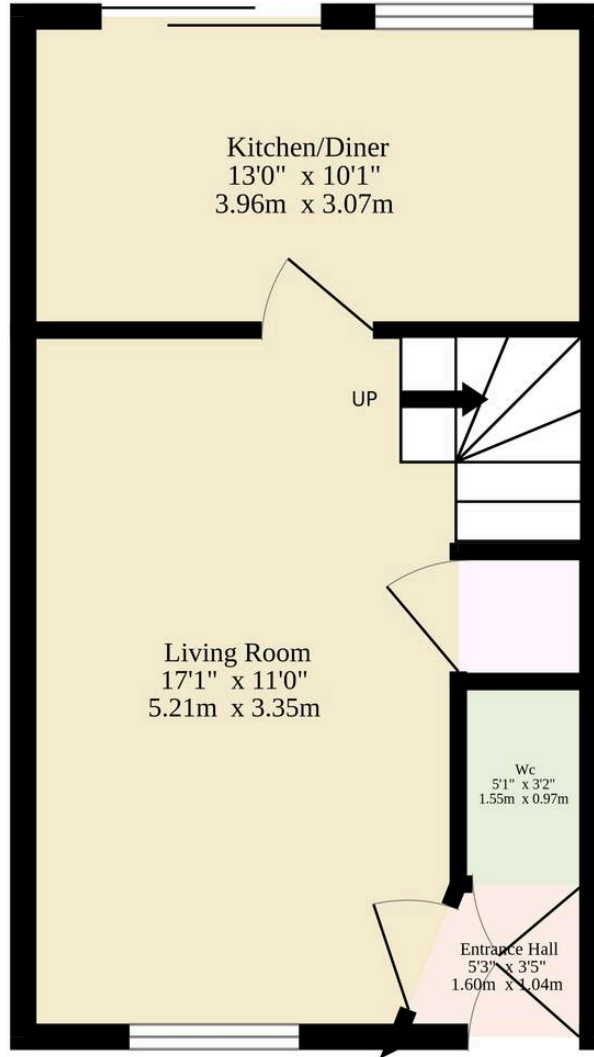
Shared access to off-road parking and garage.

Council Tax Band: B

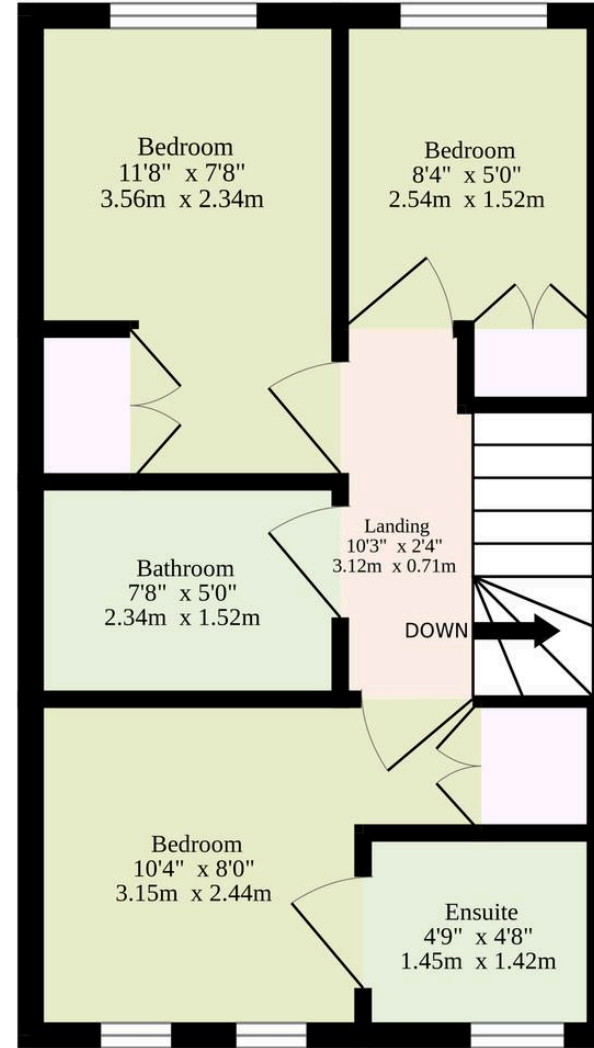
- Mid-terrace residence in Carlton Colville
- Perfect first home or investment purchase
- Contemporary design throughout
- Comfortable sitting room
- Open-plan kitchen/dining room
- Three bedrooms, one private en-suite & a family bathroom
- Well-maintained garden that is fully enclosed for privacy
- Off-road parking & a garage for storage options
- In close proximity to all local amenities and natural surroundings



**Ground Floor**  
511 sq.ft. (47.5 sq.m.) approx.



**1st Floor**  
298 sq.ft. (27.7 sq.m.) approx.



**TOTAL FLOOR AREA : 811sq.ft. (75.3 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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