



7 Woodchurch Avenue, Carlton Colville

Offers in Region of £300,000

# 7 Woodchurch Avenue

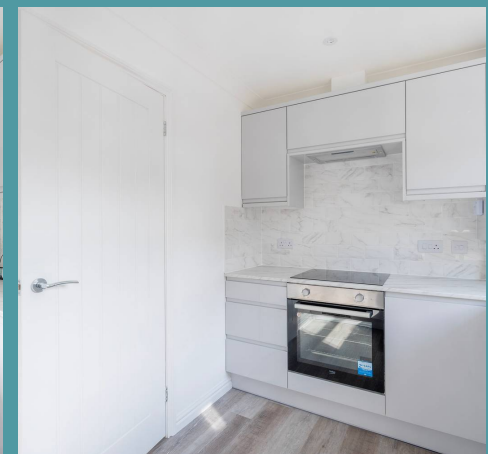
Carlton Colville, Lowestoft

This charming detached bungalow offers a lifestyle of comfort and convenience, with everything you need on a single floor. It has recently been renovated to a high standard, offering modern interior, ample natural light, and new fixtures and fittings. Don't miss the chance to acquire this delightful 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.



## 7 Woodchurch Avenue

Carlton Colville, Lowestoft

This delightful home presents itself as a haven of modern living, having been newly renovated to a high standard. Step inside to discover a bright and airy interior, where every corner radiates with a sense of warmth and sophistication. The spacious sitting/dining room is a welcoming space, filled with an abundance of natural light, creating the perfect spot to showcase your most comfortable furniture and dining set-up. The kitchen is well-equipped with fitted units and appliances to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation.

The accommodation consists of three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be an office, dressing room or a playroom for families. The bathroom comprises of a new three piece suite, accommodating all residents in the household.

Outside, a meticulously maintained south-facing garden awaits, fully enclosed for privacy, offering a serene outdoor space to unwind and enjoy outdoor activities. At the front of the residence is a driveway providing off-road parking, leading to a garage for added convenience.





## 7 Woodchurch Avenue

Carlton Colville, Lowestoft

### AGENTS NOTES

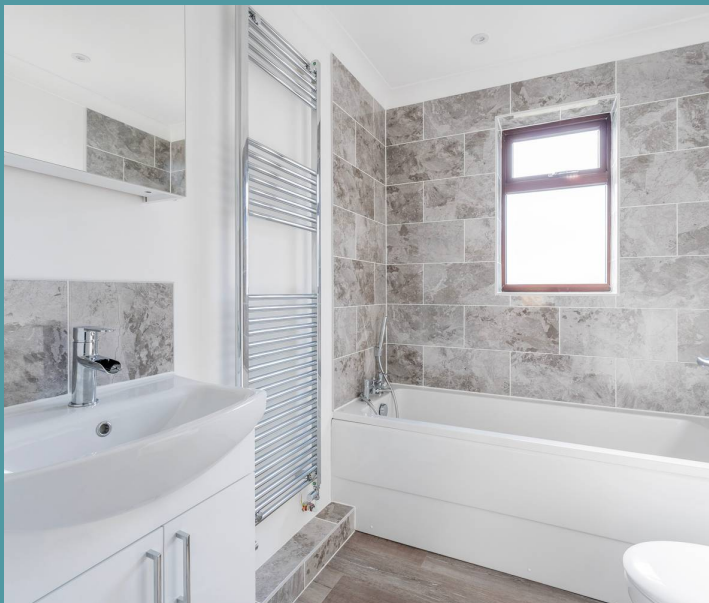
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

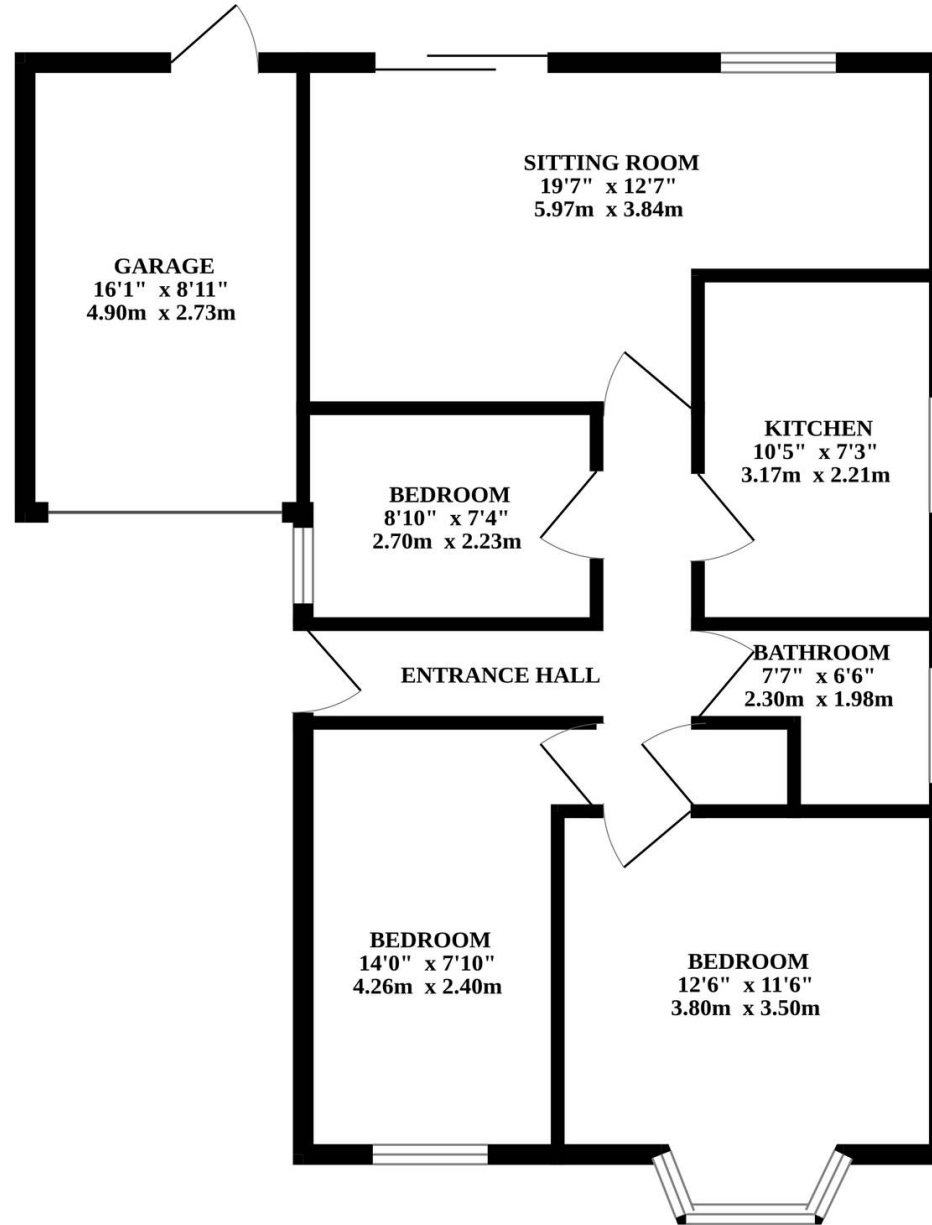
Heating system - Gas central heating.

Council Tax Band: C

- CHARMING DETACHED BUNGALOW - CHAIN FREE
- NEWLY RENOVATED TO A HIGH STANDARD
- BRIGHT AND AIRY THROUGHOUT - MODERN INTERIOR
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- SPACIOUS SITTING/DINING ROOM - FILLED WITH AN ABUNDANCE OF NATURAL LIGHT
- WELL-EQUIPPED KITCHEN
- THREE BEDROOMS & A NEW BATHROOM SUITE
- MAINTAINED SOUTH-FACING GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING AND A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



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.  
Made with Metropix ©2024