



4 Ranville, Carlton Colville

Guide Price £375,000 - £400,000

4 Ranville

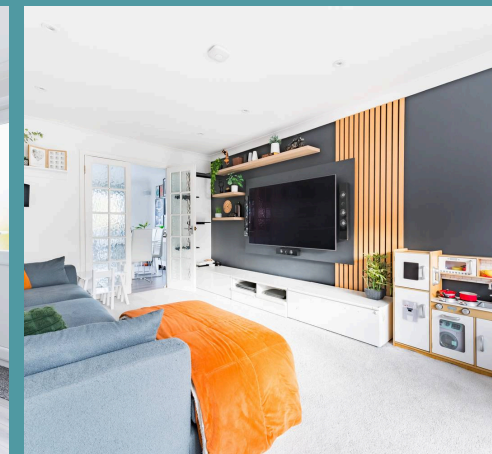
Carlton Colville, Lowestoft

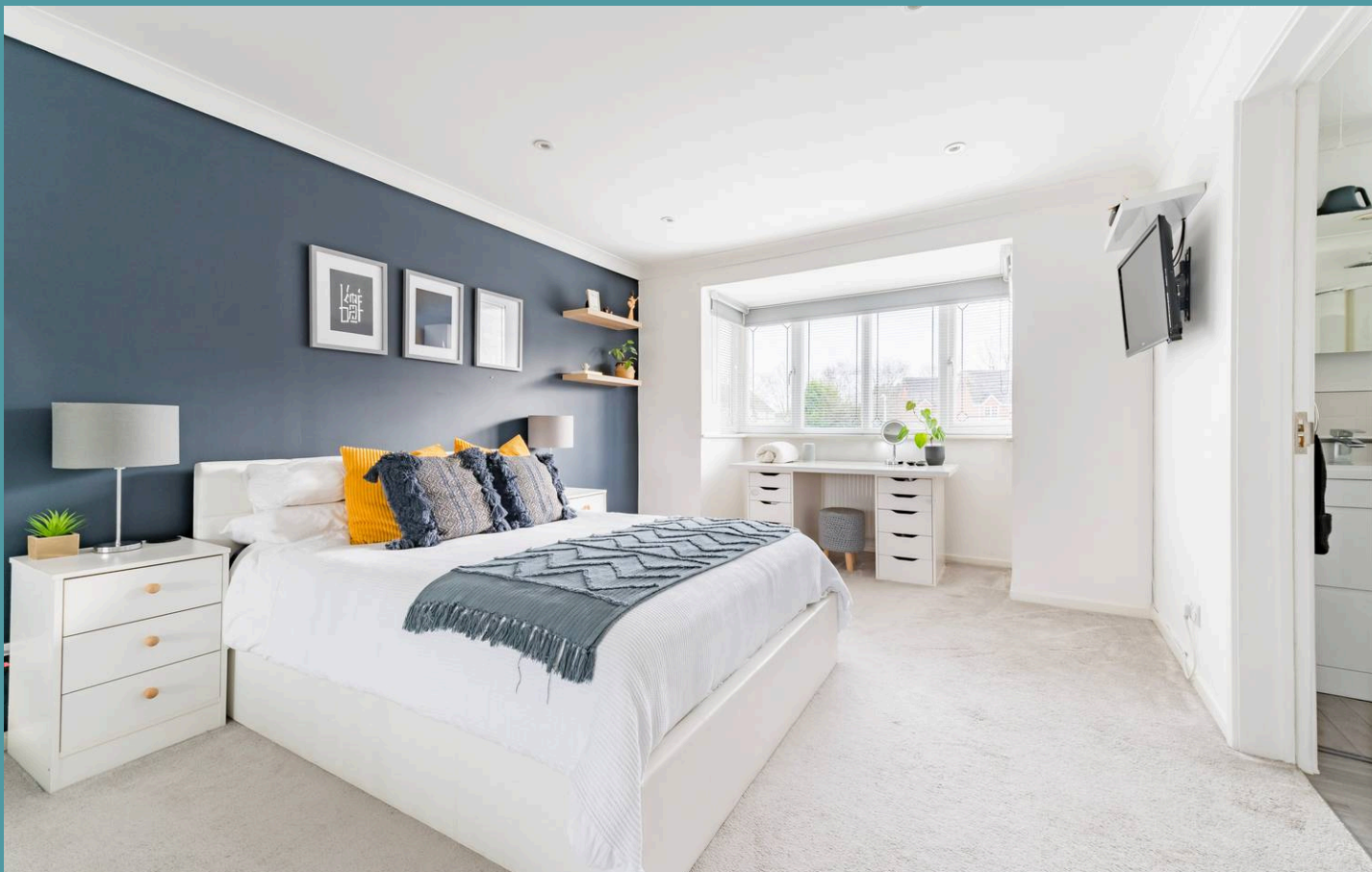
Exceptional opportunity to acquire a beautiful family home in the sought-after area of Carlton Colville. Showcasing flexible and spacious accommodation that can be tailored to suit your individual preferences and lifestyle. With an open-plan kitchen/dining room with a utility room, a light-filled sitting room for relaxation, four double bedrooms, a private en-suite and a landscaped garden. Don't miss the chance to make this exquisite residence your own and embark on a new chapter of comfortable and contemporary living.

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.





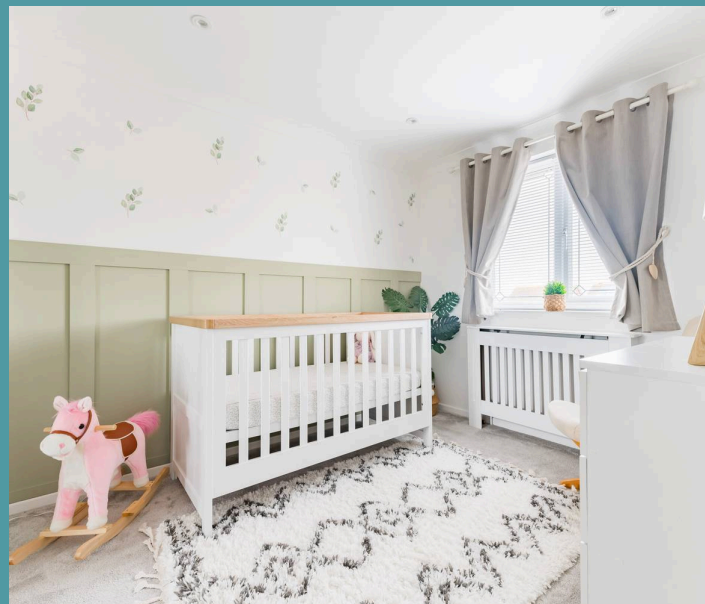
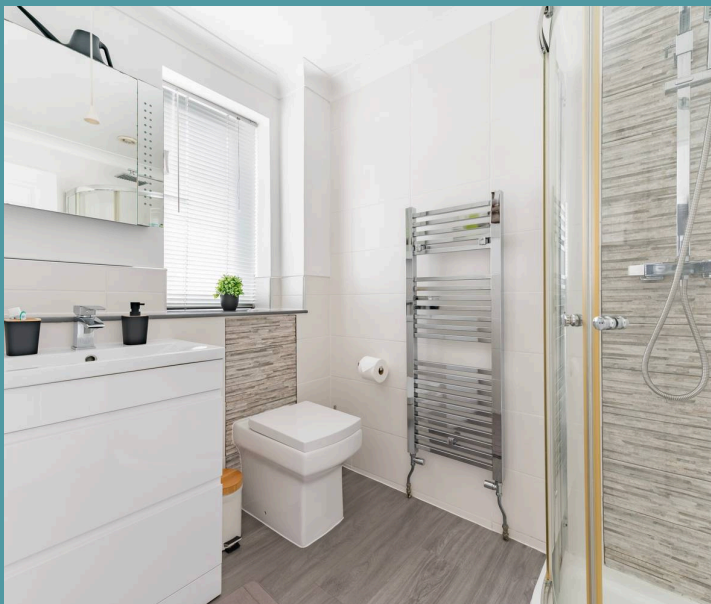
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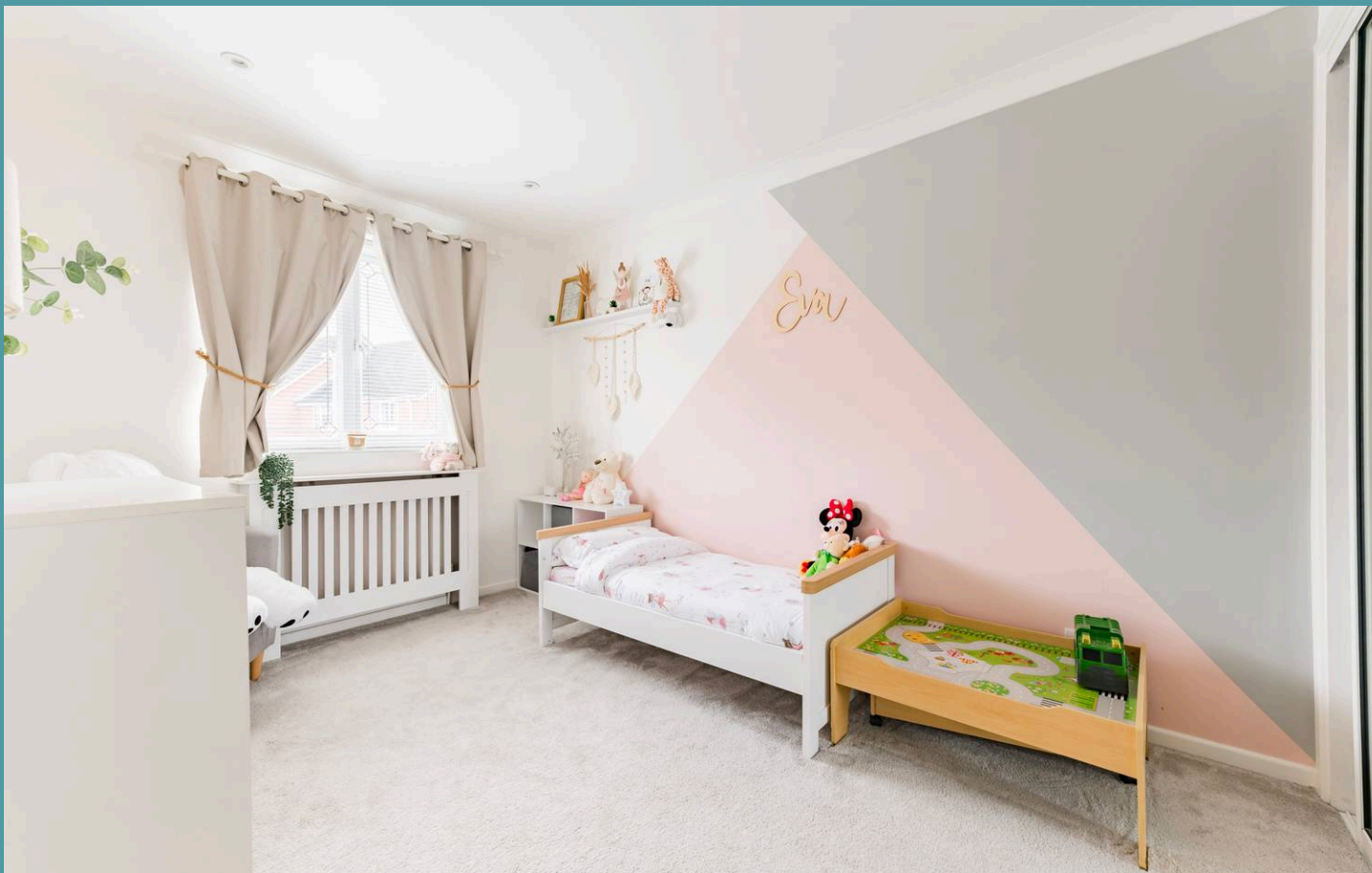
Carlton Colville, Lowestoft

Upon entering, you are greeted by a welcoming ambience that flows throughout the open-plan kitchen/dining room. Featuring modern fixtures and fittings, along with ample storage space, this area serves as the heart of the home, ideal for both casual family meals and formal entertaining. Completing this space is a functional utility room, offering convenience and practicality for everyday tasks. Double doors open into the light-filled sitting room, creating a warm and inviting ambience for relaxation and entertaining.

Ascending the staircase, you will encounter four double bedrooms, each offering built-in storage solutions to keep your living space clutter-free and organised. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share access to a contemporary family bathroom, appointed with modern fixtures and sleek finishes.

The landscaped garden is equally as appealing, with a raised patio area for your outdoor seating arrangements, during al-fresco dining, summer BBQs or simply relaxing in the afternoon sunshine. Steps lead down to an artificial lawn, bordered by planted beds and a decking area with a pergola. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing off-road parking and an integral garage for storage options.





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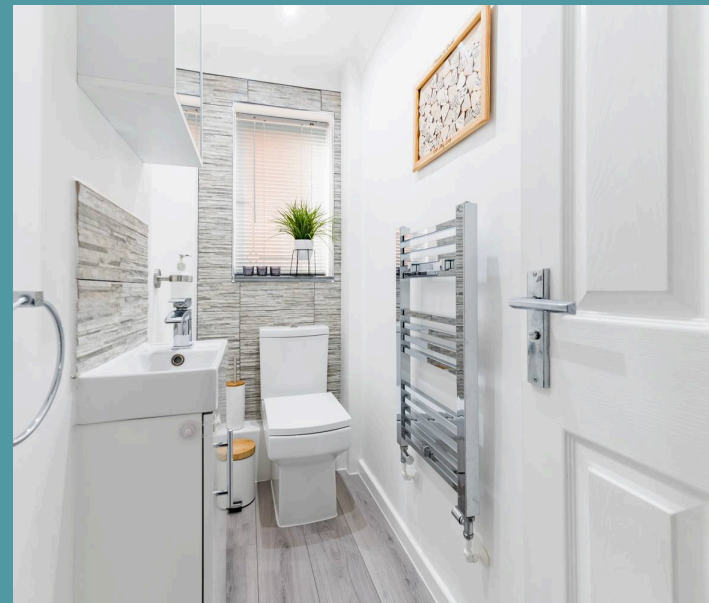
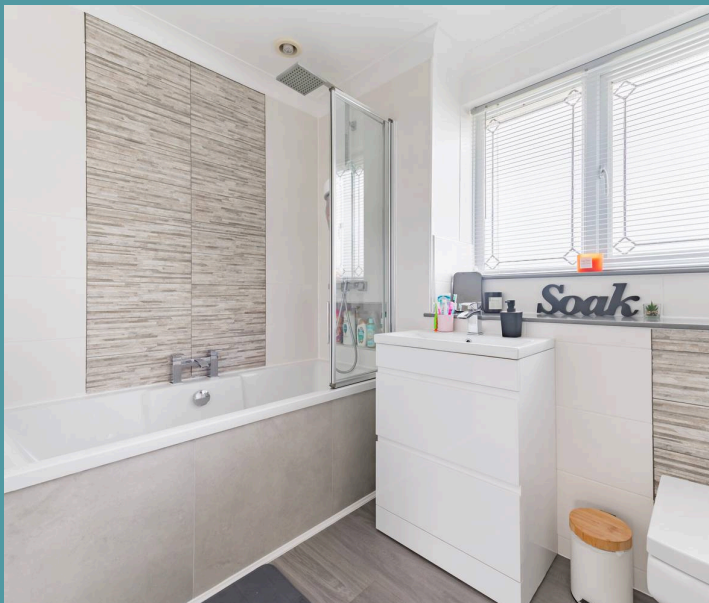
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Ranville

Upon entering, you are greeted by a welcoming ambience that flows throughout the open-plan living area. The property features a modern kitchen with a range of appliances, a dining area with a table and chairs, and a comfortable sitting room with a large sofa and a fireplace. The property also includes a utility room with a washing machine and a dryer, and a private en-suite bathroom with a shower and a toilet. The property is set in a landscaped garden with a patio area and a lawn.





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Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

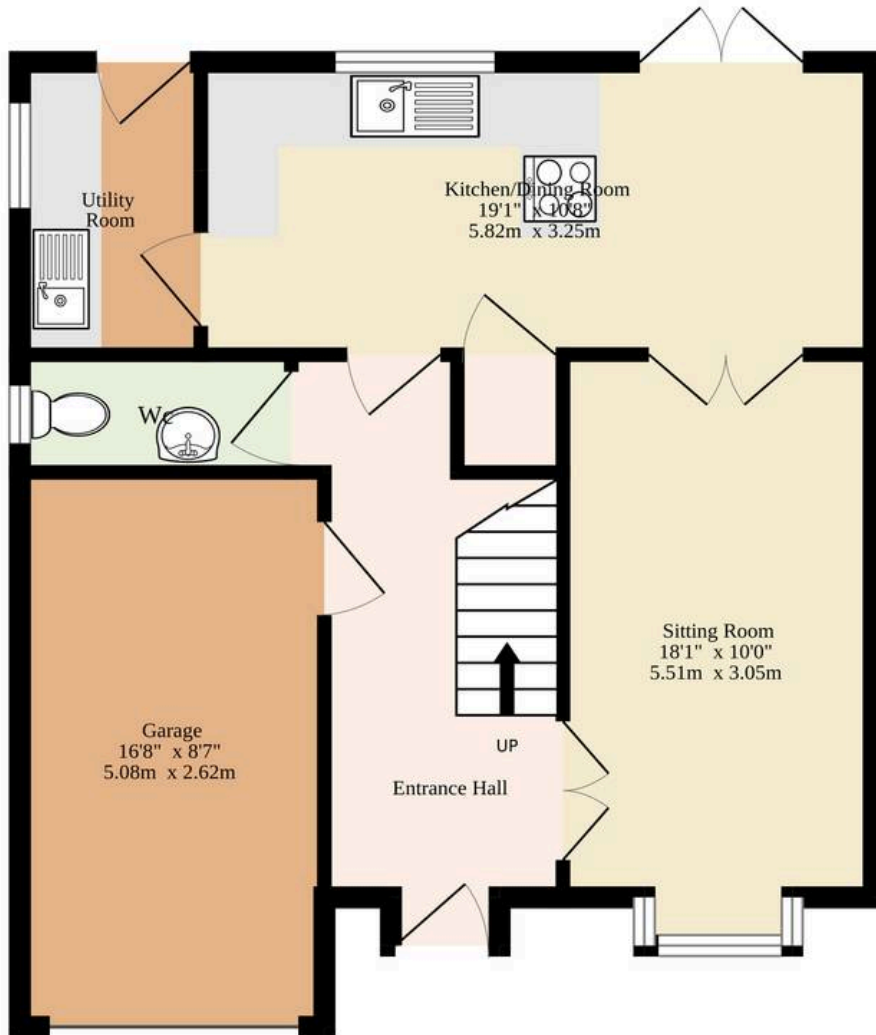
Heating system - Gas central heating.

Council Tax Band: D

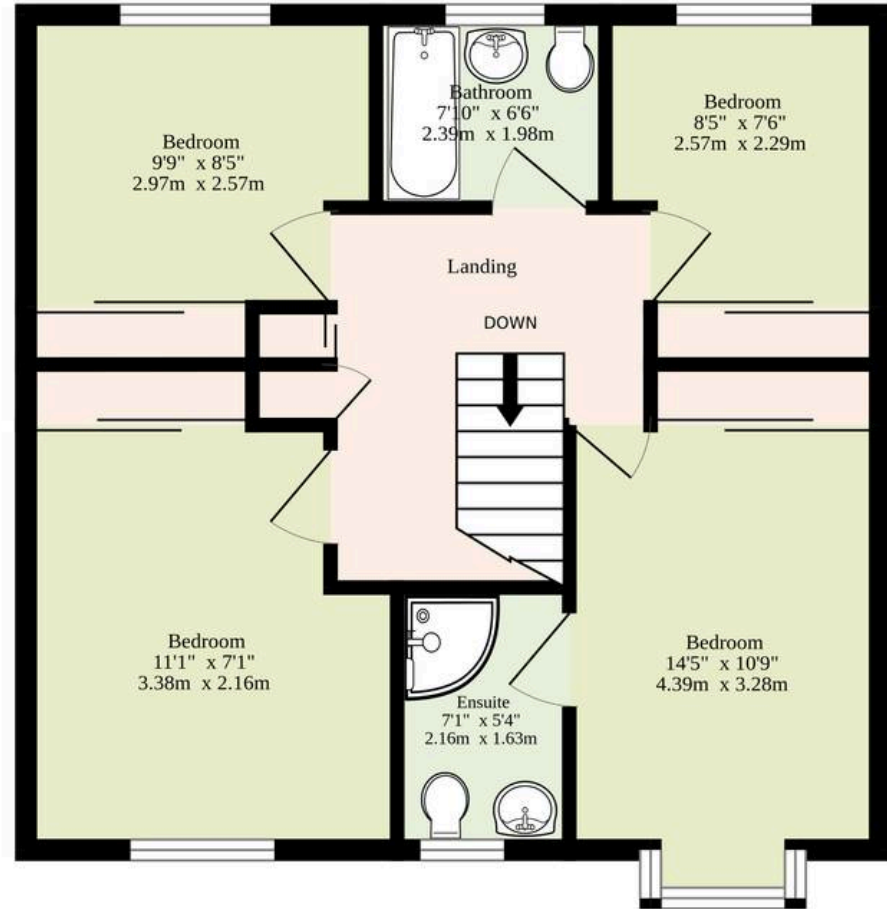
- Detached residence in the sought-after area of Carlton Colville
- Beautiful family home with spacious and flexible accommodation to adapt to your own preferences and style
- Open-plan kitchen/dining room with modern fixtures and fittings, complemented by a functional utility room
- Light-filled sitting room for relaxation and entertaining
- Four double bedrooms with built-in storage, a private en-suite and a contemporary family bathroom
- Landscaped garden with a raised patio and artificial lawn
- Driveway providing off-road parking and an integral garage for storage options
- In close proximity to all local amenities including shops, healthcare facilities and bus routes



Ground Floor
691 sq.ft. (64.2 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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