



## 20 Dorley Dale, Carlton Colville

Offers in Region of £210,000

# 20 Dorley Dale

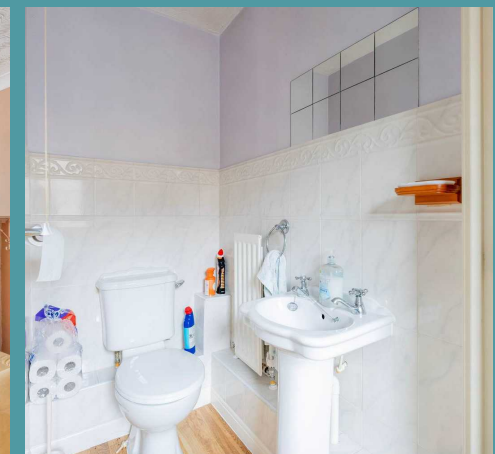
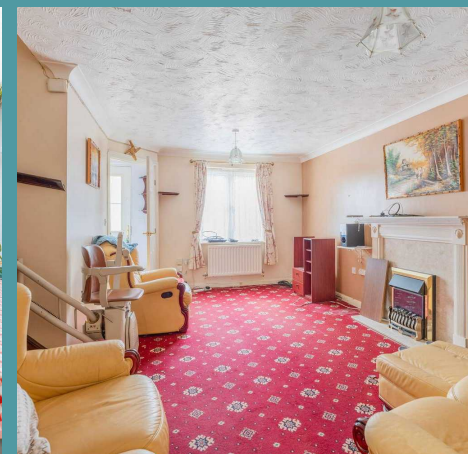
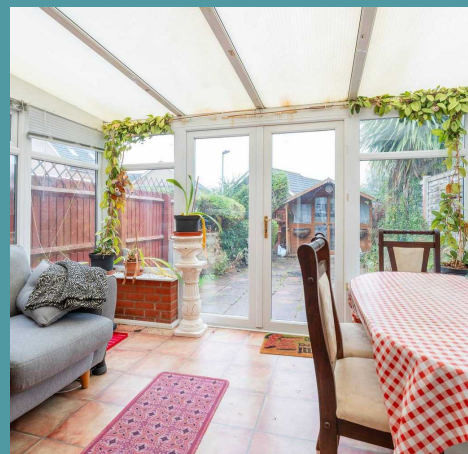
Carlton Colville, Lowestoft

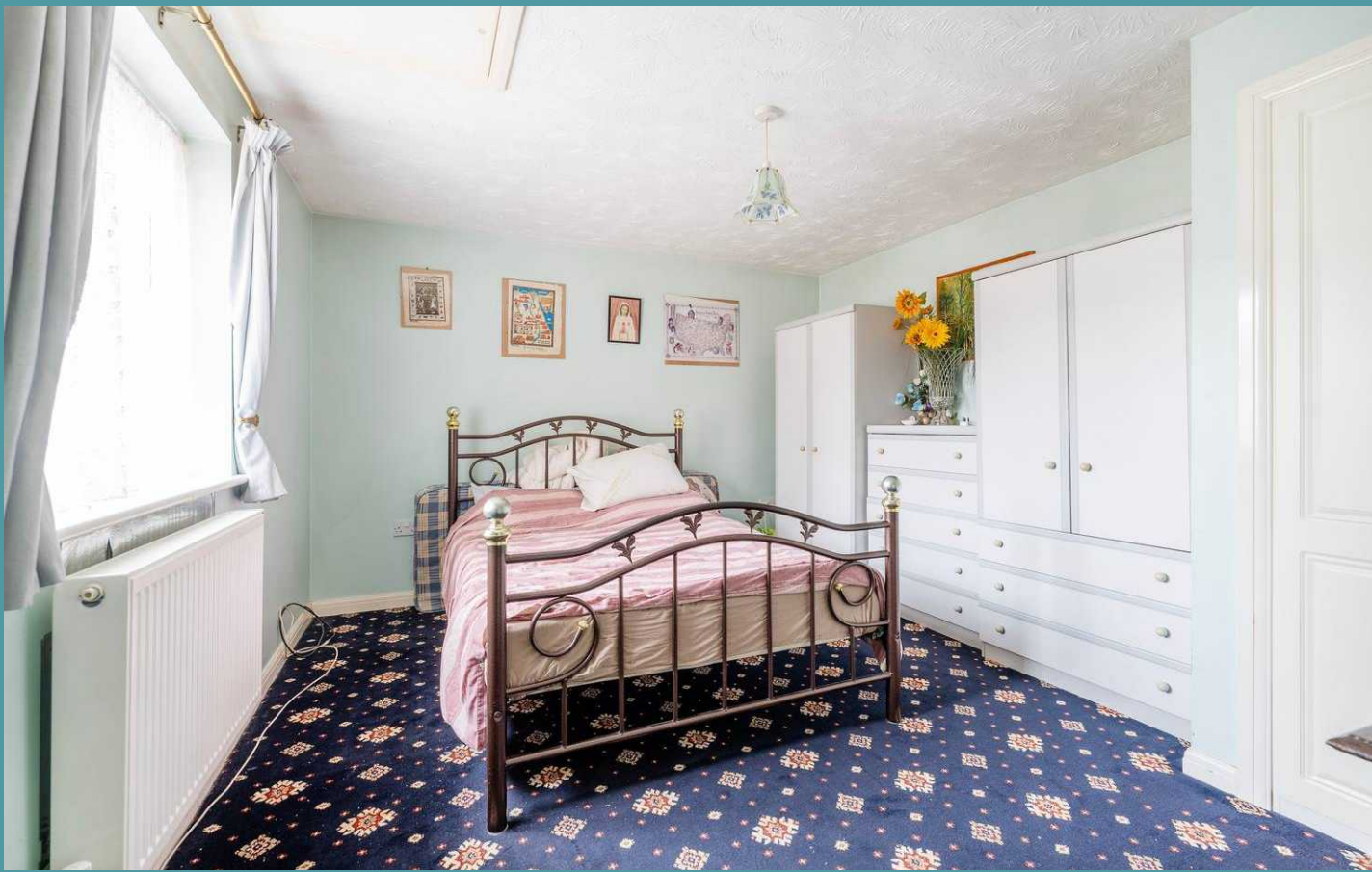
This delightful three-bedroom mid-terrace residence presents a unique opportunity for first time buyers or investors looking to create a personalised living space in a serene location. With its comfortable living spaces, low maintenance garden and wonderful location, you wouldn't want to miss the chance to make this property your own 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.



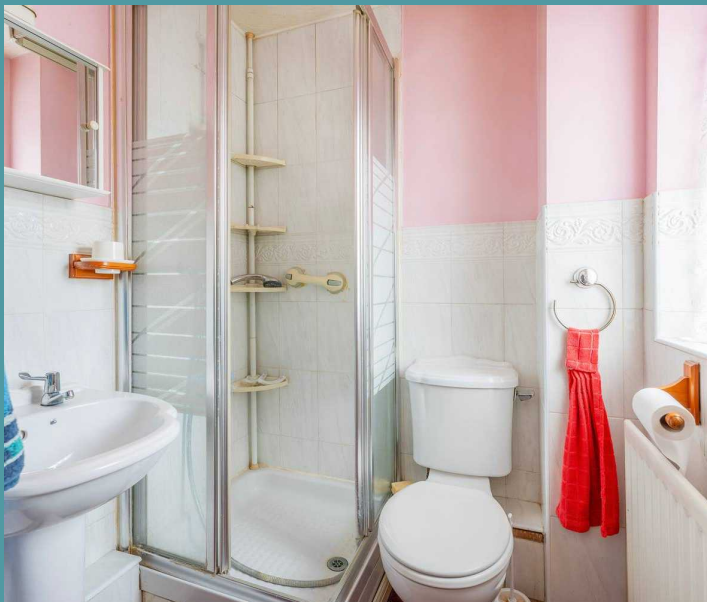


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Carlton Colville, Lowestoft

Upon entry, you are greeted by an entrance hall, completed with a convenient WC. Positioned at the front of the residence is a comfortable sitting room, perfect for relaxation or entertaining guests. Continuing through, the fitted kitchen stands ready for you to make it your own, with ample storage and counter-top space for meal preparation. Adjacent to the kitchen, the sun-lit conservatory offers garden views, allowing you to enjoy the outdoors within the comfort of your own home.

Ascending the stairs, the first floor reveals three double bedrooms, each offering ample space and natural light. The master bedroom features an en-suite bathroom, adding a touch of convenience to your everyday lifestyle. Additionally, a well-appointed family bathroom serves the remaining bedrooms, ensuring comfort and privacy for all residents.



Outside, the low maintenance West-facing garden provides an ideal space for enjoying the fresh air and soaking up the sunshine. With a storage shed for storing your outdoor furniture and equipment. Overall, it is fully enclosed so you can enjoy in seclusion. Furthermore, allocated off-road parking and a garage at the rear of the property ensure convenience and ease of access.



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### AGENTS NOTES

We understand that this property is freehold (flying freehold for one bedroom).

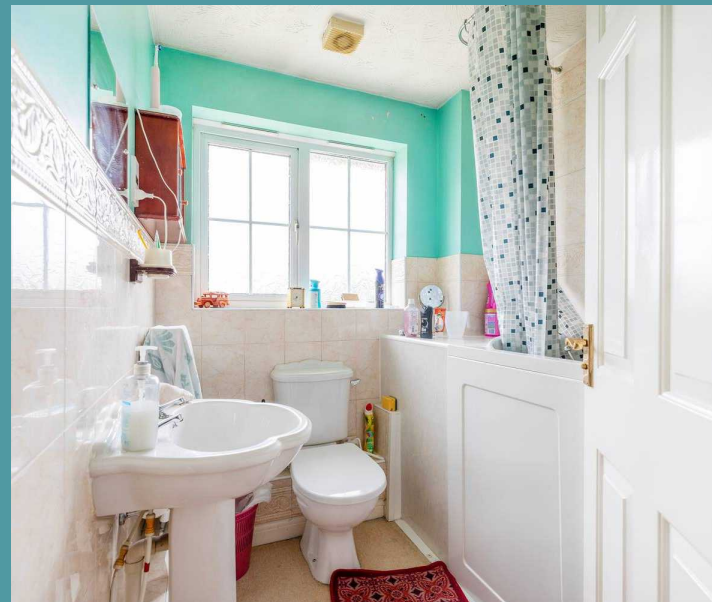
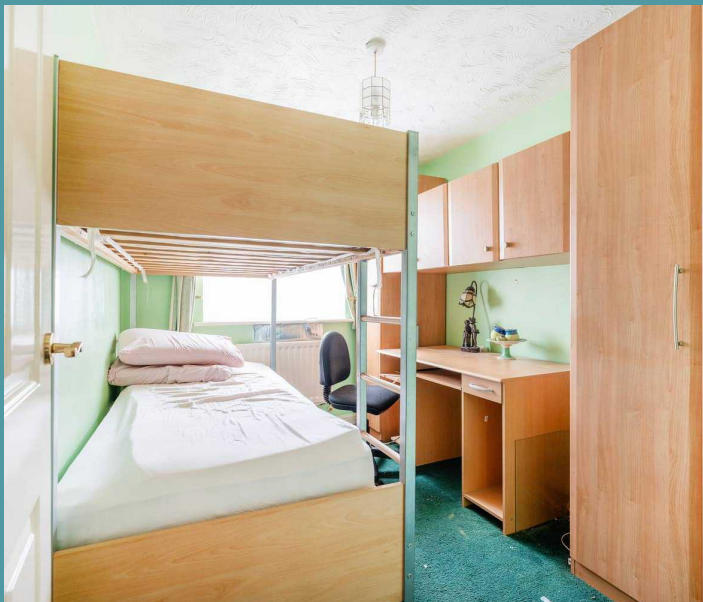
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

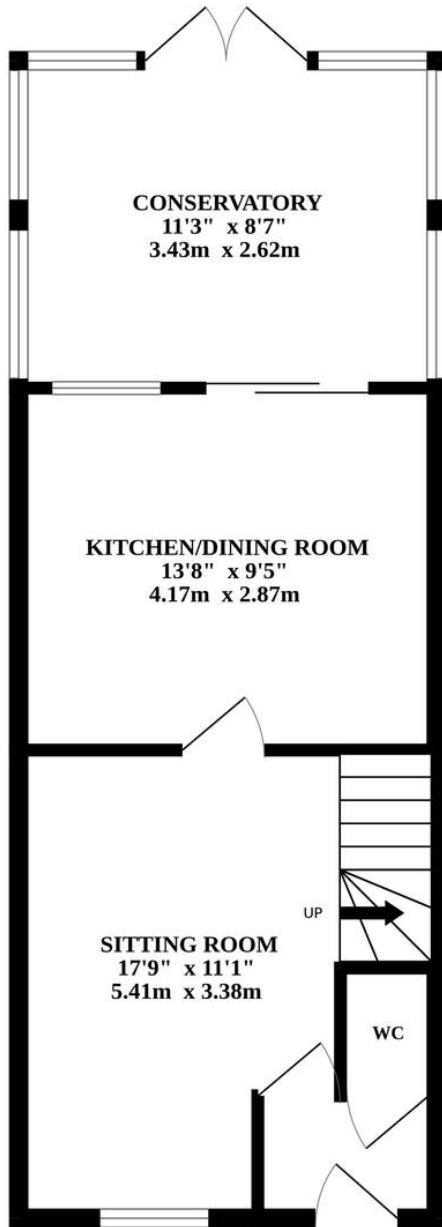
Allocated parking and a garage.

Council Tax Band: C

- DELIGHTFUL MID-TERRACE RESIDENCE
- PERFECT FIRST HOME OR INVESTMENT PURCHASE
- OPPORTUNITY TO PUT YOUR OWN STAMP ON IT
- COMFORTABLE SITTING ROOM
- FITTED KITCHEN - READY FOR YOU TO MAKE IT YOUR OWN
- CONSERVATORY OFFERING GARDEN VIEWS
- THREE DOUBLE BEDROOMS, AN EN-SUITE & A BATHROOM
- ALLOCATED OFF-ROAD PARKING & A GARAGE AT THE REAR
- LOW MAINTENANCE WEST-FACING GARDEN - FULLY ENCLOSED FOR PRIVACY
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



1ST FLOOR

