



3 Low Farm Drive, Carlton Colville
£295,000

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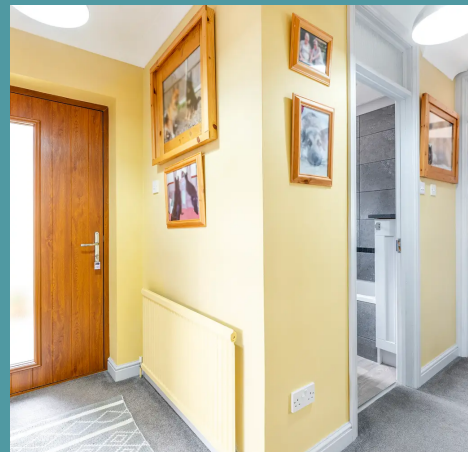
Carlton Colville, Lowestoft

This remarkable two-bedroom detached bungalow presents an exceptional opportunity for those seeking the convenience of single-floor living. Sitting in the wonderful area of Carlton Colville, in close proximity to all local amenities and natural surroundings. Boasting a thoughtful layout that maximises both comfort and functionality, this property offers an ideal opportunity for those seeking a peaceful abode in a desirable location.

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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Upon entering you are greeted by a welcoming entrance hall, allowing access into all rooms. You are immediately captivated by the wonderful sitting room, filled with an abundance of natural light, creating a warm and inviting ambience for relaxation. The adjacent conservatory provides a seamless connection to the outdoors, offering garden views that can be enjoyed year-round. The well-equipped kitchen is designed for efficiency and practicality, providing ample space for meal preparation and storage.

The bungalow features two double bedrooms, each designed to offer relaxation and privacy. The second bedroom has the versatility to be a dressing room, guest bedroom or office, depending on your own requirements. The bathroom comprises of a modern three piece suite, accommodating all family members and guests.

Externally, you'll discover a meticulously maintained garden that is fully enclosed, offering a private space for outdoor enjoyment. The addition of a new greenhouse adds a wonderful touch to the garden, perfect for those with a penchant for gardening, with benching along the sides that doubles up as a workshop. Additionally, a large garage/workshop provides ample storage space and room for hobbies/interests. Completing the exterior is a paved driveway, providing convenient off-road parking for multiple vehicles, ensuring that both residents and guests can easily access the property.





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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: C

The front garden has gated access to a side storage area, with a fully covered store for garden tools and timber, as well as an exterior power socket and water tap.

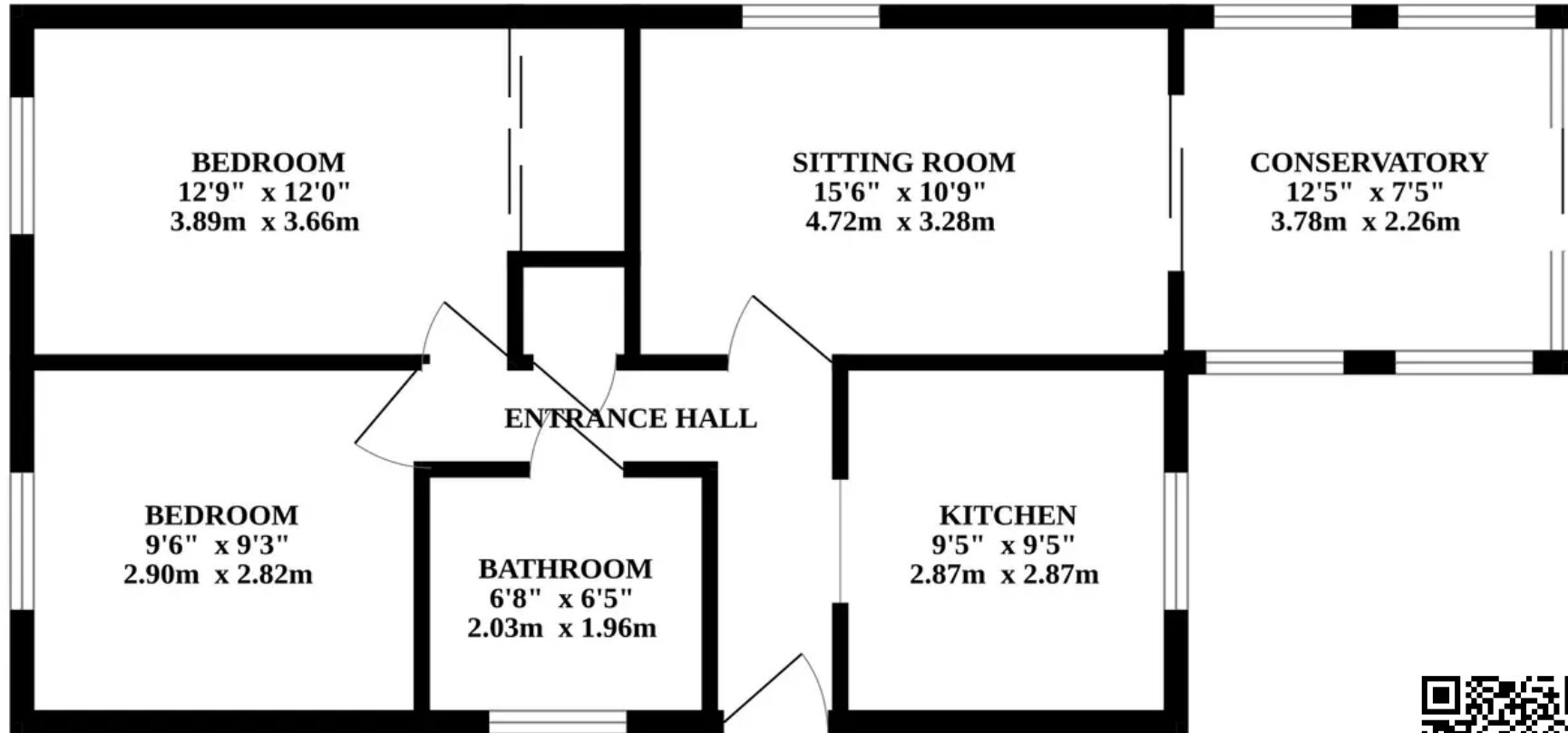
Access to the loft is in the hallway, with lights, power and is boarded with shelving.

Greenhouse - 8 x 12 Brought last year. Has benching along the sides, with storage space beneath.

Garage/workshop - Lights, power points, consumer units, workbench, wall storage units, multiple shelving and storage areas. Workshop - 10 x 12 Power, lighting, workbench and various storage areas.

- REMARKABLE DETACHED BUNGALOW
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- QUIET RESIDENTIAL AREA
- COMFORTABLE SITTING ROOM - FILLED WITH NATURAL LIGHT
- CONSERVATORY OFFERING GARDEN VIEWS
- WELL-EQUIPPED KITCHEN
- TWO DOUBLE BEDROOMS & A BATHROOM
- WELL-MAINTAINED GARDEN - FULLY ENCLOSED FOR PRIVACY
- NEW GREENHOUSE & A LARGE GARAGE/WORKSHOP
- PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING

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 not 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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