

23 Bloomfield Way, Carlton Colville - NR33 8TH

£315,000 Freehold

This 3-bedroom detached house is the ideal family home, offering comfort and practicality. Its thoughtful layout and modern upgrades make it a great fit for different lifestyles. The property includes a welcoming lounge, a spacious kitchen, and a cosy sitting room, as well as an enclosed garden and ample storage space. With its thoughtful design and convenient features, this home is perfect for those looking for both comfort and functionality.

Location

Bloomfield Way is a quiet, residential street in the popular area of Carlton Colville. The neighbourhood is well-established, offering a relaxed atmosphere ideal for families and those looking for a comfortable living environment. The area features well-maintained homes and a strong sense of community. Located just a short drive from Lowestoft, residents have easy access to a variety of shops, restaurants, and local amenities. The location also benefits from good transport links, with bus routes connecting to nearby areas, making it a convenient choice for commuting.

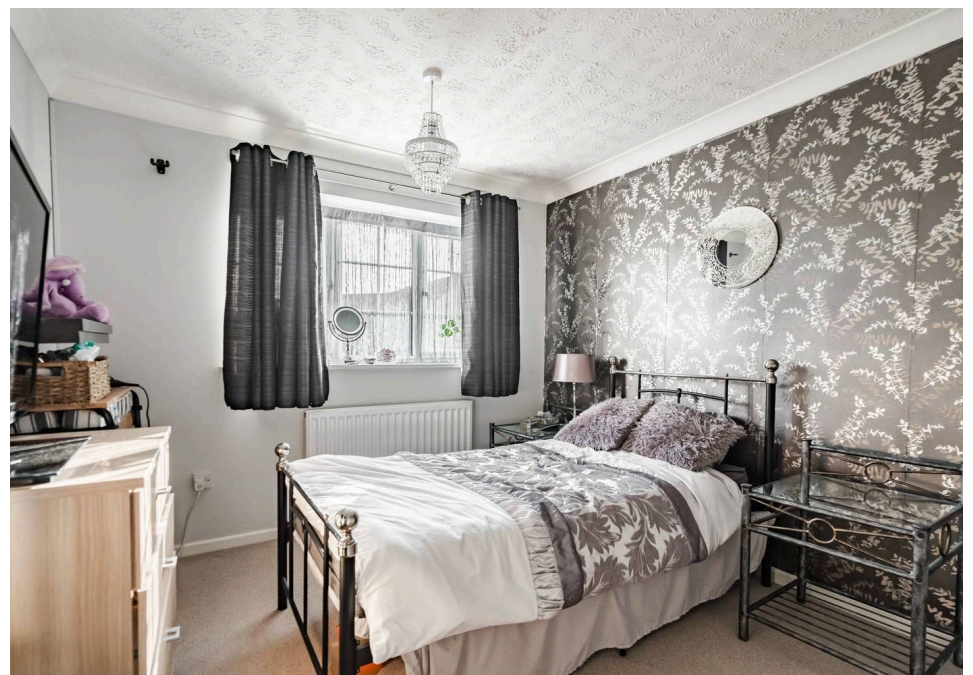
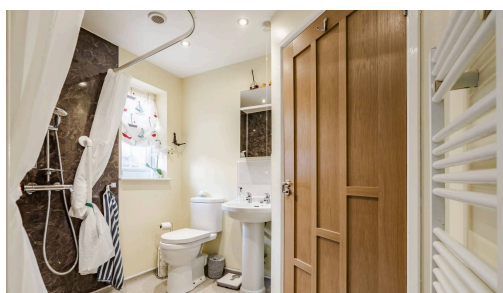


Agents Notes

We understand the property will be sold freehold, connected to mains services water electricity, gas and drainage.

Heating system -Fired central heating

Tax Council Band -C



Bloomfield Way, Carlton Colville

Upon entering, the inviting lounge welcomes you, with stairs leading to the first floor. The open-plan kitchen and dining area is spacious and well-equipped, featuring built-in cupboards, ample counter space, and integrated appliances. This practical space is perfect for preparing meals, while the dining area offers a great spot for shared meals or entertaining. The utility room adds extra convenience.

Walking through the kitchen, you'll find the sitting room, which provides a cosy retreat with french doors opening to the rear garden, bringing in natural light.

On this floor you'll also find a versatile third bedroom, which can easily serve as a study or guest room, depending on your needs. The space is complemented by a convenient wet room with a shower, providing additional functionality and comfort for everyday living.

Upstairs, you will find two bedrooms, each with generous built-in storage. This floor also has a family bathroom equipped with a shower for added convenience.

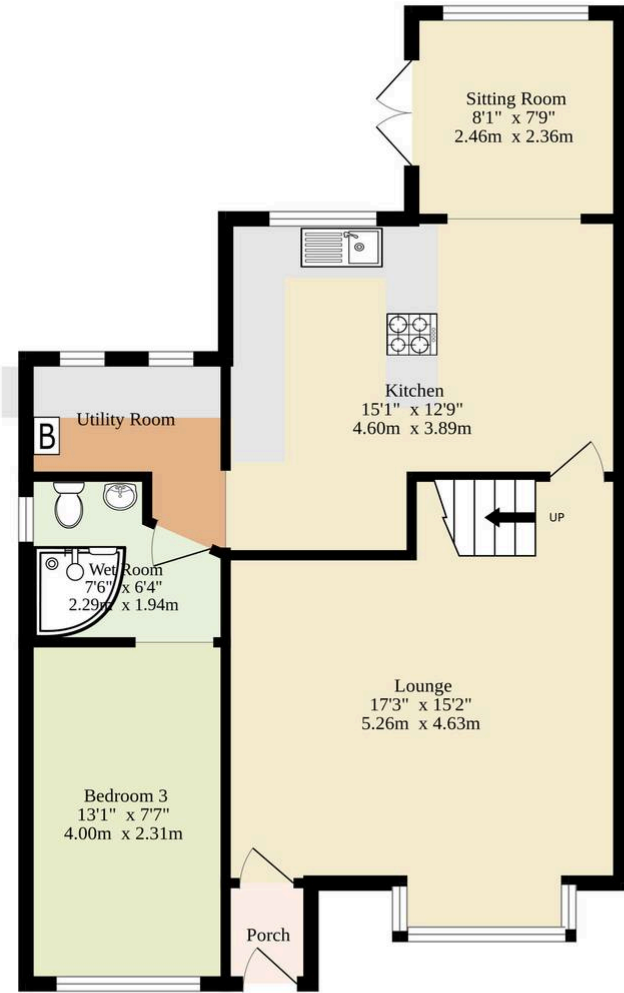
Additionally, the home benefits from a new boiler installation in 2022, double-glazed windows and radiator heating.

Outside, the enclosed rear garden offers a summer house, two timber storage sheds, and additional side storage, making it perfect for both relaxation and practical use. The landscaped garden also features flower borders and a brick weave seating area.

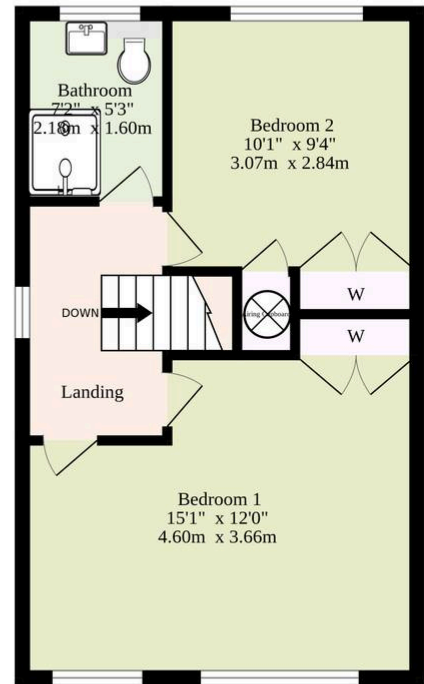
The front of the property includes a brick weave and tarmac driveway, providing ample off-road parking, along with gated rear access. Recent updates include a new boiler installed in 2022, adding comfort and efficiency. With double-glazed windows and radiator heating, this home offers a peaceful and convenient location.



Ground Floor
720 sq.ft. (66.9 sq.m.) approx.



1st Floor
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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