



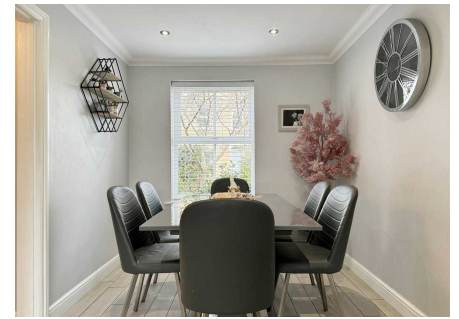
45 Monarch Way, Carlton Colville

£350,000 Freehold

Nestled at the end of a serene cul-de-sac on the sought-after Tramway Oaks development, this elegantly presented four-bedroom detached house offers a perfect blend of tranquillity and modern convenience. Spread across two spacious storeys, the home features generous living areas, including an open-plan kitchen and dining space designed for both style and functionality. With two bathrooms, including an en suite, this residence ensures comfort and privacy. An enclosed garden and a garage add to the practicality, making it an ideal choice for your next home.

Location

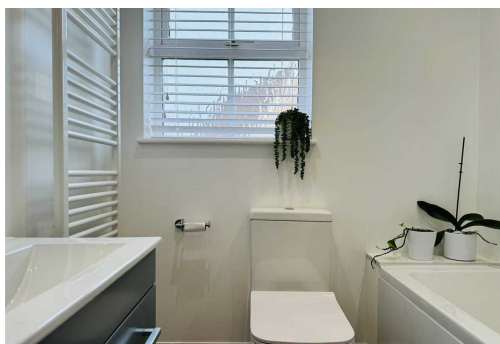
Monarch Way in Carlton Colville is situated within a well-regarded residential area known for its peaceful environment and community feel. Located in the suburb of Lowestoft, this address benefits from a range of local amenities including schools, shops, and recreational facilities. The area offers convenient access to nearby transport links, with Lowestoft railway station just a short drive away, providing direct services to Norwich and other major destinations. The proximity to picturesque coastal paths and green spaces enhances the appeal of Monarch Way, making it an attractive location for families and professionals alike.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - D



Monarch Way, Carlton Colville

Upon entry, one is greeted by a light-filled interior that seamlessly flows from one room to the next. The heart of the home is undoubtedly the open-plan kitchen and dining area, providing the ideal space for meal preparation. The kitchen boasts a modern finish with built-in cabinets and integrated appliances, all presented in a sleek white aesthetic. This contemporary design is complemented by the spacious dining area. This well-appointed space blends functionality with style seamlessly.

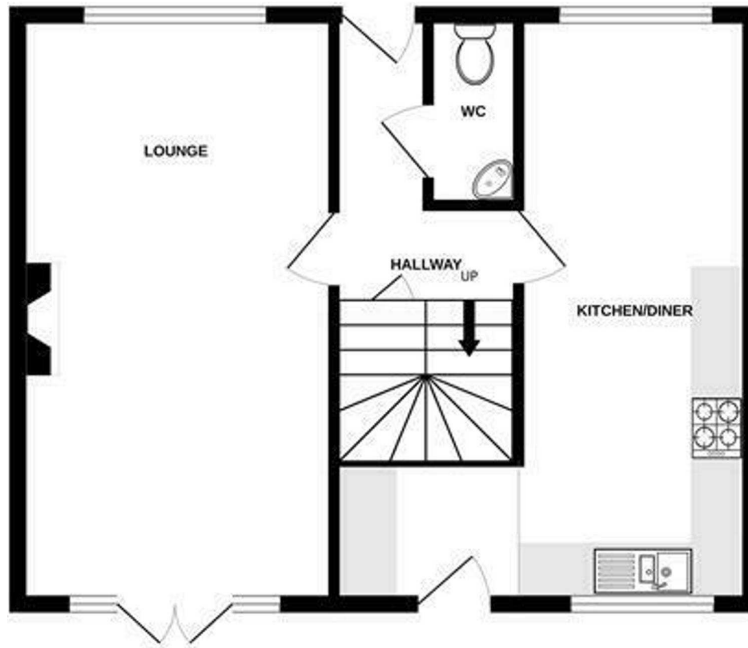
The property also features a spacious lounge. The room is enhanced with plush carpet floors, adding to its cosy and inviting atmosphere. Double doors lead out to the rear garden, seamlessly connecting indoor comfort with outdoor enjoyment and providing an ideal space for both quiet moments and social gatherings. A conveniently located ground-floor WC ensures that the needs of all residents and guests are effortlessly met.

Heading upstairs, four well-sized bedrooms provide ample accommodation for families or those in need of a home office or hobby room. Each bedroom features carpet floors for added comfort, as well as built-in wardrobes, offering plenty of storage space and a streamlined look. The main bedroom benefits from an en suite bathroom, offering a private space for the homeowner. In addition, there is a second family bathroom, both of which feature a bathtub and shower as well as built-in cabinets. These well-appointed bathrooms ensure that the needs of all residents and guests are comfortably met.

Stepping outside, the rear enclosed garden offers a private space for enjoying outdoor activities or simply soaking up the sun. The garden is laid to lawn and features dedicated spaces for outdoor furniture and flower beds, providing a well-maintained and versatile area. For those with vehicles, a garage and driveway provide ample parking space, ensuring convenience and ease of transport.

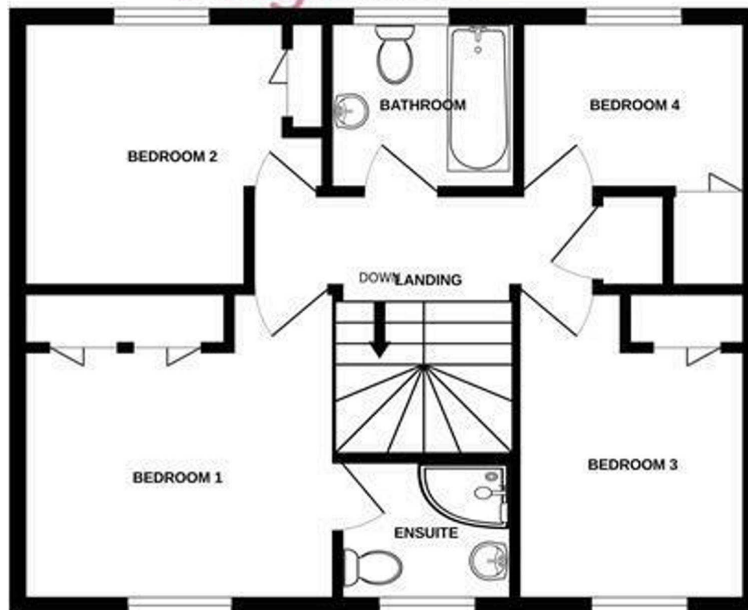


GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.

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MONARCH WAY, CARLTON COLVILLE, NR33 8GB

TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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