



## 7 Anchor Way, Carlton Colville

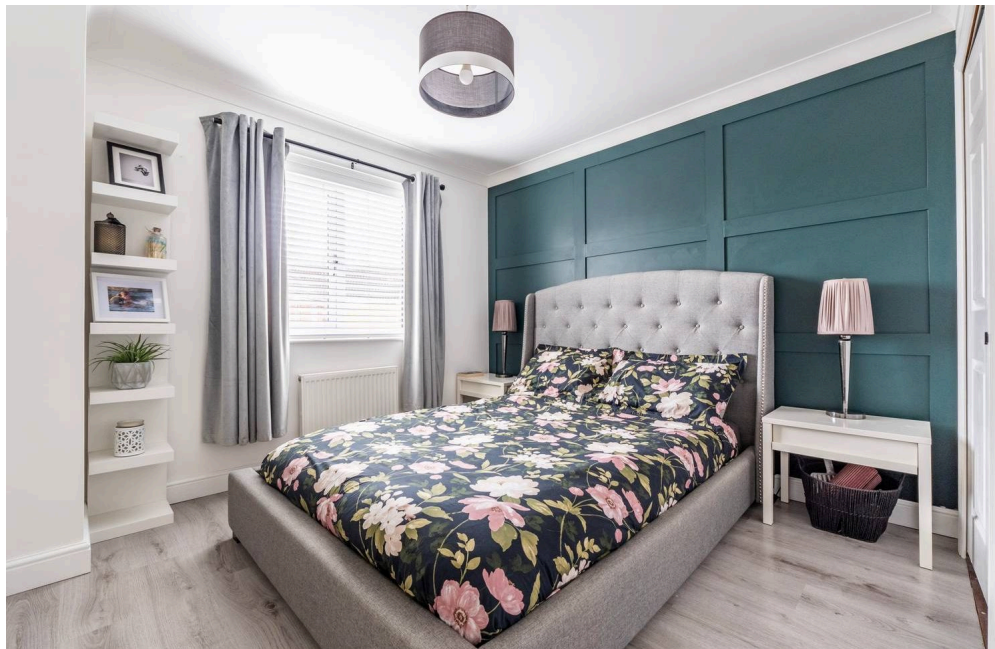
OIRO £400,000 Freehold

This beautifully presented four-bedroom detached home offers an exceptional blend of modern comfort and timeless design. Featuring spacious and versatile living areas, including a high-spec kitchen, elegant dining room, and light-filled garden room, the property is perfectly suited for contemporary family living. Thoughtfully updated with key features such as a recently installed boiler, double glazing, and stylish bathroom suites, this home perfectly balances practicality and sophistication.



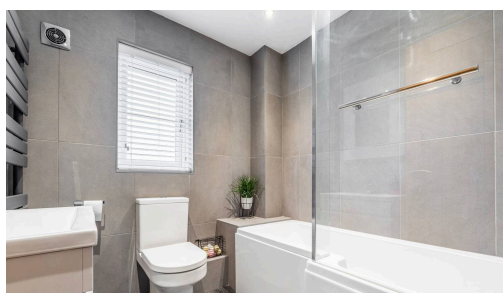
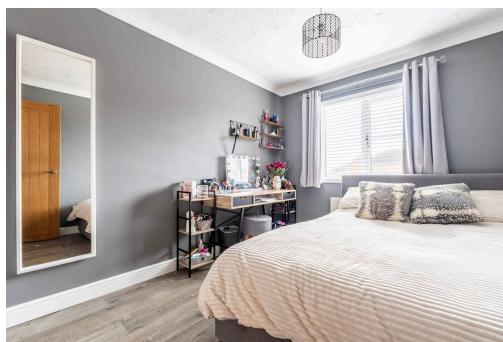
## Location

Anchor Way in Carlton Colville is a sought-after residential area on the outskirts of the vibrant coastal town of Lowestoft. Known for its family-friendly atmosphere and peaceful surroundings, the area offers an ideal blend of suburban living with convenient access to local amenities. Residents benefit from nearby schools, parks, and shopping facilities, while the stunning Suffolk coastline is just a short drive away, providing opportunities for seaside walks and water activities. With excellent transport links, Anchor Way is perfectly positioned for commuters and those seeking a relaxed coastal lifestyle.



## Anchor Way, Carlton Colville

Upon entering you are welcomed into a bright and spacious hallway, setting the tone for this beautifully presented home. The interior is adorned with oak doors and durable luxury vinyl tile flooring, seamlessly combining style with functionality. The entire property boasts double glazing, ensuring a comfortable living environment with natural light.





To your left, the living room featuring a wood burner creates a cosy and inviting focal point for relaxing evenings. The hallway also features a convenient WC.

The heart of the home is undoubtedly the Wren kitchen, with a modern design featuring a central island with built-in power sockets. Equipped with an induction hob, double oven, dishwasher, washing machine, and external extractor hood, this kitchen is a chef's dream. The space is further enhanced by ample built-in cupboards and sleek wall units, providing plenty of storage and keeping everything neatly organized.

To your left, you'll find the dining room, showcased with beautiful wooden features that add warmth and character. From the dining room, step into the garden room, a light-filled space with a recently upgraded thermal roof. This room offers stunning views of the professionally landscaped, low-maintenance evergreen garden, with doors leading directly outside, making it ideal for enjoying indoor-outdoor living.

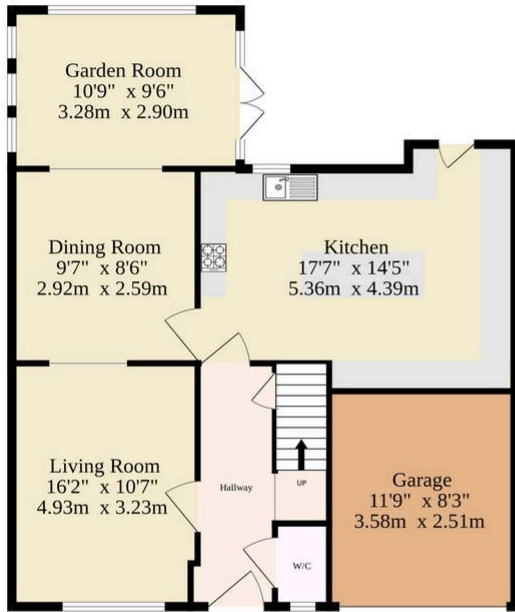
Heading upstairs, the landing leads to four spacious bedrooms, each with built-in cupboard space. Two of the bedrooms are front-facing, while the other two overlook the rear of the property, offering a well-balanced layout. One of the bedrooms offers versatile potential as a study or home office. The master bedroom features an en-suite shower room, complete with a modern shower and a vanity unit. The remaining bedrooms share a fully modernised family bathroom, complete with a bathtub and overhead shower, combining practicality with contemporary design. Two separate boarded and insulated loft spaces offer endless possibilities for conversion, providing extra living space or storage as needed.

Outside, the property boasts a private, landscaped garden. The garden includes a well-maintained lawn, ideal for recreation or relaxation, and a dedicated patio area perfect for outdoor furniture and entertaining. The garage, complete with a recently fitted electric door, is complemented by a driveway providing off-road parking that can comfortably accommodate up to four cars.

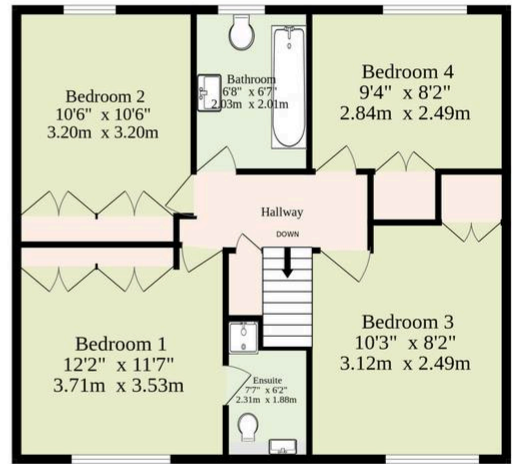
For added comfort and efficiency, an energy-efficient boiler was installed just four years ago. Additionally, an integrated water softener system ensures the highest standard of living for the residents.



**Ground Floor**  
818 sq.ft. (76.0 sq.m.) approx.



**1st Floor**  
579 sq.ft. (53.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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