



34 Hollow Grove Way, Carlton Colville

OIEO £240,000 Freehold

Conveniently situated within a short distance from Lowestoft, this three-bedroom link detached house presents an excellent opportunity for those looking to tailor a property to suit their personal taste. Offered with no onward chain, this residence provides a canvas for potential buyers to fashion their dream home.

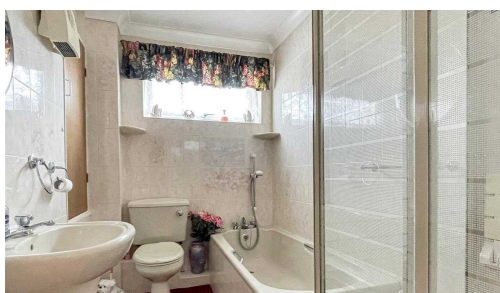
Location

Located in the charming coastal suburb of Carlton Colville, Hollow Grove Way offers an appealing blend of tranquillity and convenience. Nestled in a quiet residential area, this property is just minutes away from the vibrant seaside town of Lowestoft, known for its beautiful sandy beaches and stunning coastal walks. Families will appreciate the proximity to well-regarded schools, parks, and local amenities, including shops, cafes, and restaurants. For commuters, the area provides easy access to major road links such as the A12, connecting you effortlessly to Norwich, Ipswich, and beyond. With a friendly community atmosphere and a perfect balance of rural and urban life, this location is an ideal spot for those seeking a peaceful yet connected lifestyle.



Hollow Grove Way

Upon entering this property, you are welcomed into a hallway that grants access to a ground floor cloakroom/WC on the right and a spacious lounge on the left. The lounge features a charming fireplace with a tiled surround and wooden mantel, setting the tone for a cosy ambience. Seamless flow leads from the lounge into the dining room, which offers a natural progression into the kitchen and a conservatory through sliding doors.



The conservatory provides a warm connection to the rear garden via double doors, ideal for enjoying the outdoor space.

The kitchen is equipped with wall and base units, a practical worktop, an inset sink/drainage, and ample space for your preferred appliances. A door from the kitchen allows easy access to the rear garden, perfect for al fresco dining or gardening enthusiasts.

Ascending to the first floor, you will find three well-proportioned bedrooms and a four-piece family bathroom designed to cater to your comfort and convenience.

Externally, this property is complemented by laid-to-lawn gardens adorned with mature plants and shrubs, creating a serene setting. Features include outside lighting, a water tap, and a timber shed for storage needs. Off-road parking is readily available with space for three vehicles alongside a garage, providing secure parking or additional storage space. The adjoined brick garage includes an up-and-over vehicular door, and lighting and power points.

In need of some tender loving care, this residence offers a promising canvas for customisation and personalisation. Whether you are seeking a project to create your ideal living space or looking to make a sound investment, this three-bedroom link detached house presents a compelling opportunity to craft a haven that suits your unique lifestyle.



GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



HOLLOW GROVE WAY, CARLTON COLVILLE, NR33 8NJ

TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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