



## 354 Beccles Road, Carlton Colville, Lowestoft, Suffolk, NR33 8HN

A beautifully designed new-build three-bedroom detached bungalow located in the sought-after area of Carlton Colville, Lowestoft. This spacious and well-appointed home features a generous principal bedroom with en-suite shower room, two further bedrooms, and a stylish family bathroom. At the heart of the property is a modern open-plan kitchen/dining/sitting room, ideal for everyday living and entertaining, complemented by a separate garden/living room offering additional versatile space.

Externally, the bungalow benefits from a private rear garden, a separate courtyard area, detached garage, and two off-road parking spaces accessed via a private driveway. Finished to a high standard throughout, this home combines contemporary comfort with practical single-storey living in a desirable residential location close to local amenities and transport links.

For buyers who commit to the purchase at an early stage, there may be the opportunity to have input on certain aspects of the property's finish, allowing for a more personalised touch to this exceptional new home.

- Stunning New Build Detached Bungalow
- Three Double Bedrooms
- Open plan kitchen/living/dining
- Garden room leading to private courtyard
- Garage with driveway from private road
- Ensuite to principal bedroom
- Prime Carlton Colville location
- Field Views
- Opportunity to customise some features
- Enquire for more information

**£425,000**

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 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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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |