

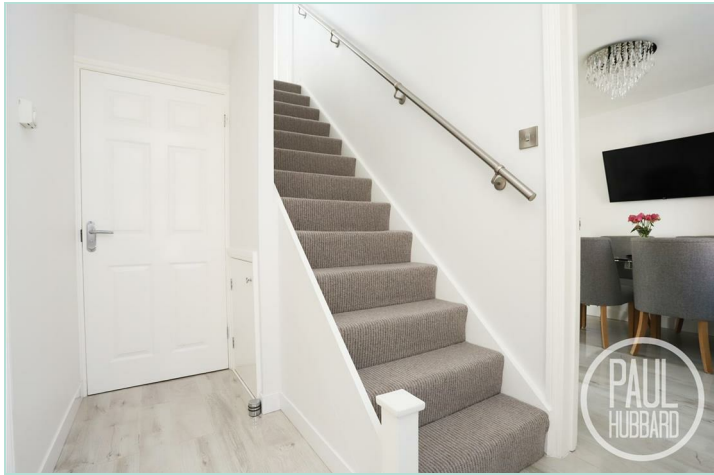
£310,000
Asking Price



Willowbrook Close Carlton Colville, NR33 8GL

- Extremely well presented family home in the heart of popular Carlton Colville
- 3 double bedrooms - Master bedroom with en-suite shower room
- Modern & neutral decor throughout
- Bright & welcoming entrance hall with cloakroom
- Open-plan kitchen/ diner & adjoining utility room
- Gas central heating with underfloor heating in some areas
- Gorgeous landscaped garden with a summerhouse, pergola & sheltered patio
- Off road parking & garage at the rear
- Close to local amenities, shops & schools



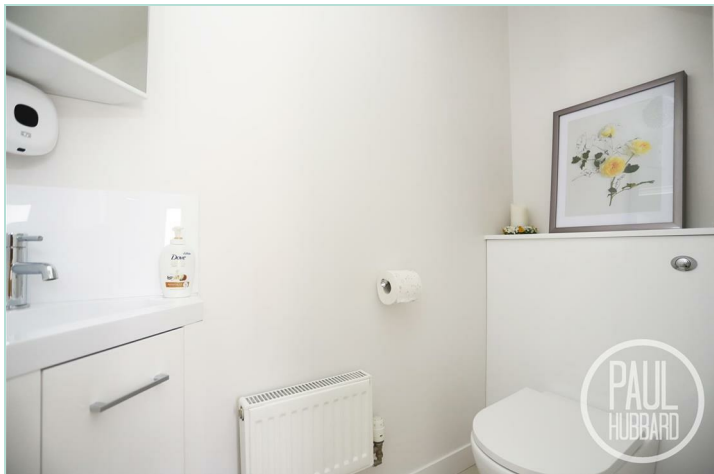


Location

This home is located in Carlton Colville, on the edge of Lowestoft and Oulton Broad, which is one of the entry points to the stunning Norfolk Broads. Carlton Colville itself benefits from local amenities including schools and supermarkets, whilst offering an easy access link into Lowestoft town centre. Lowestoft provides a central train station and an additional range of amenities.

Entrance Hall

Composite entrance door to the front aspect, gloss laminate flooring, radiator, stairs leading to the first floor landing and doors opening to an under-stair storage cupboard, a cloakroom, the sitting room and kitchen/ diner.



Cloakroom

1.82 x 0.90

Gloss laminate flooring, toilet and a corner wash basin set into a vanity unit with a mixer tap and tile splash backs.

Sitting Room

4.91 x 3.11

Fitted carpet, UPVC double glazed window to the front aspect, radiator and UPVC French doors opening to the rear garden.



Kitchen/ Diner

6.15 max x 2.73 max

Gloss laminate flooring, underfloor heating, x2 UPVC double glazed windows to the front & rear aspect, x2 radiators, units above & below, laminate work surfaces, built-in oven, ceramic hob, extractor hood, integrated fridge-freezer & dishwasher, gas boiler and an opening leads through to the utility room.

Utility Room

2.18 x 1.80

Gloss laminate flooring, underfloor heating, radiator, units above & below, laminate work surfaces, spaces for a washing machine & tumble dryer and UPVC double glazed window & door to the rear aspect.



Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the rear aspect, loft access and doors opening to bedrooms 1-3 & the family bathroom.



Bedroom 1

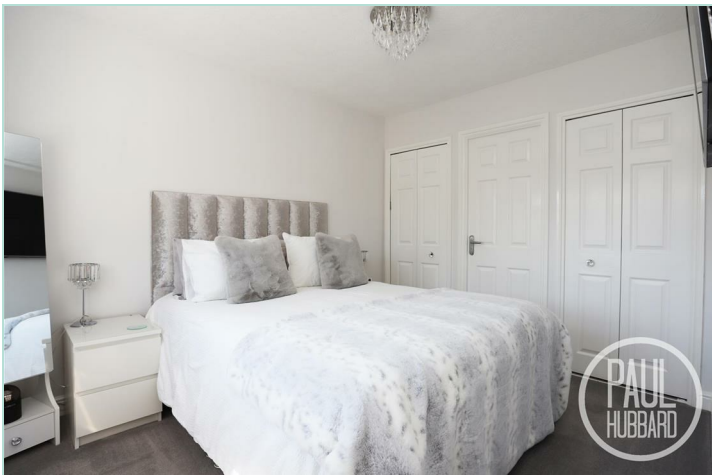
3.44 x 2.75

Fitted carpet, UPVC double glazed window to the rear aspect and doors opening to x2 built-in wardrobes & the en-suite shower room.

En-suite Shower Room

2.74 max x 1.69 max

LVT flooring, UPVC double glazed obscure window to the front aspect, radiator, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, a thermostatic manual mixer shower with both rainfall & handheld heads and aqua board wall panels.



Bedroom 2

3.18 max x 2.82 max

Fitted carpet, UPVC double glazed window to the front aspect, fitted wardrobes and a radiator.

Bedroom 3

3.18 x 2.03

LVT flooring, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.



Bathroom

2.55 max x 1.67 max

LVT flooring, UPVC double glazed obscure window to the front aspect, radiator, extractor fan, built-in airing cupboard (housing the water tank), toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap & a thermostatic shower attachment with both rainfall & handheld heads and aqua board wall panels.







Outside

At the front, a gentle sloping pathway leads to the main entrance, bordered by a neatly kept lawn with mature plants and shrubs, all enclosed by a charming picket fence.

The rear garden has been attractively landscaped, featuring an artificial lawn, a patio area, and raised decking areas, topped with a fixed pergola making it ideal for relaxing or entertaining. A timber shed with power and lighting offers practical storage, while raised shingle beds add colour with well-stocked planting. Additional features include outdoor lighting, power sockets, and a water tap. A partially enclosed lean to creates a sheltered patio area, perfect for outdoor dining, with decorative tiles. A pedestrian door provides direct access to the garage & French doors open to the summerhouse. Gated access at the rear leads to the off-road parking area.

To the rear, a brick weave driveway offers off road parking and leads directly to the garage, with gated access to the garden.



Garage

5.31 x 2.48

A detached brick-built garage providing excellent storage or parking space, complete with lighting, power, its own consumer unit, fitted units above and below, appliance space, and an up-and-over door.



Garden Room

3.36 x 2.46

French doors open to the summer house, which is fully insulated and carpeted, and equipped with power, lighting, multiple sockets, and an extractor fan. Currently used as a cosy lounge and entertainment area with a cinema projector – perfect for film nights or watching sports – it offers superb versatility and could easily be adapted into a home office, creative studio, or garden bar.




Financial Services

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Tenure: Freehold
 Council Tax Band: C
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



3 WILLOWBROOK CLOSE

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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