



## 25 Abbeydale, Carlton Colville, Suffolk, NR33 8WJ

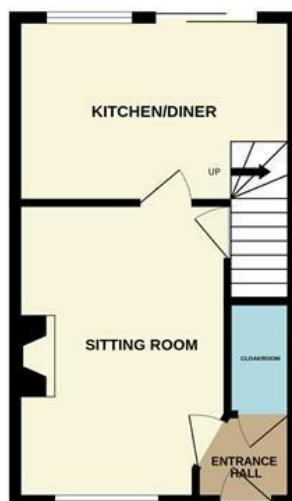
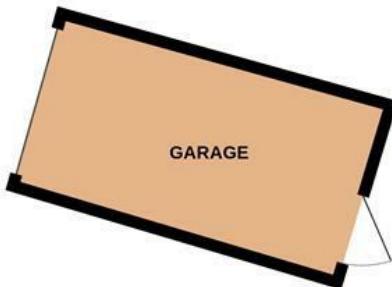
Located in the sought-after area of Abbeydale, Carlton Colville, this beautifully designed freehold townhouse offers modern comfort and thoughtful design throughout. The property features a spacious sitting room with an attractive fireplace, a contemporary kitchen/diner fitted with quality maple wood effect units and integrated appliances, and patio doors opening onto a landscaped garden with a raised timber decked patio and direct access to the brick-built garage. There are two separate bedrooms, including a master with ensuite shower room, a stylish family bathroom, and a convenient downstairs cloakroom. Additional benefits include oak internal doors, a fully boarded loft with power and light, off-road parking, and an electrical car charging point. Ideally situated close to schools, shops, and excellent transport links, this chain-free home perfectly combines comfort, functionality, and modern living in a desirable location.

**£1,200 Per Calendar Month**

- Mid terrace family home
- 2 separate bedrooms
- Master bedroom with ensuite shower room
- Recently renovated
- Chain free
- Built-in storage solutions
- Off Road parking & a brick built garage
- A sought after location in Carlton Colville
- Close to local amenities, shops & schools
- Great transport links nearby

## GROUND FLOOR

## 1ST 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		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	