

Aldreds
Estate Agents

31 Rectory Road

Carlton Colville, Lowestoft, NR33 8BA

Asking Price £395,000

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Aldreds are delighted to offer this individually designed and built three-bedroom detached family home, situated in the highly desirable village location of Carlton Colville. This outstanding property offers spacious and versatile accommodation throughout, comprising an entrance porch leading to a particularly spacious entrance hall with an attractive feature galleried staircase. The impressive L-shaped lounge/dining room extends from front to rear and benefits from dual-aspect windows, allowing plenty of natural light. There is also an open-plan kitchen/diner which leads through to a modern, fully heated conservatory with an attractive pitched roof, providing an excellent additional reception space. To the first floor, a central galleried landing leads to three generously proportioned double bedrooms, with the master bedroom benefiting from its own en-suite shower room, together with a well-appointed family bathroom. Externally, the property enjoys an attractive frontage with a long driveway providing ample off-road parking and access to a garage. To the rear is a beautifully maintained and generously sized lawned garden, enjoying a sunny and private aspect, ideal for outdoor entertaining and family enjoyment. The property is presented to a good standard throughout and offers a wealth of attractive features, including a stunning central fireplace within the main lounge. Further benefits include gas-fired central heating (Boiler 2 years old approx) and uPVC double glazing. Properties of this individual design and quality, situated in such a sought-after village location, rarely become available. An early internal viewing is therefore highly recommended to fully appreciate the spacious accommodation and many features this exceptional family home has to offer.

Entrance Porch
Laminate flooring, Upvc entrance door, radiator.

Wide Entrance Hall
Laminate flooring, feature galleried staircase, radiator, full length walk in storage/cloak cupboard, further double storage/cloak cupboard.

Cloakroom
Ceramic tiled flooring, cloakroom suite comprising of a low level W.C, vanity sink unit, radiator, half tiled walls, sealed unit double glazed window.

Lounge
12'2" x 21'0" (3.71 x 6.42)
Laminate flooring, feature timber beamed ceiling, beautiful central brick fireplace with inset living flame fire, radiator, sealed unit double glazed bay window, patio doors leading in to the rear garden, wide opening leading to open plan dining area.

Dining Area
7'6" x 6'9" (2.29 x 2.07)
Laminate flooring, sealed unit double glazed window, radiator, power points.

Open Plan Kitchen/Diner
9'9" x 19'7" (2.98 x 5.99)
Laminate flooring
Kitchen Area - range of fitted kitchen units, eye level double electric oven with matching four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for washing machine, double ceramic sink with draining board, tiled splash backs, sealed unit double glazed window, modern wall mounted gas boiler, power points.
Open Plan Dining Area - Ample space for family size dining table and chairs, feature timber beamed ceilings, double aspect sealed unit double glazed windows, radiator, power points, Upvc door leading to conservatory.

Conservatory (Installed Approx 3 years ago)
13'5" x 15'5" (4.09 x 4.70)
Ceramic tiled flooring, pitched self cleaning glass roof, large aspect Upvc windows, T.V point, power points, radiator, double Upvc doors leading out to the rear garden.















First Floor

Full size central galleried landing, fitted carpet, power points, loft access, double full length fitted airing cupboard.

Bedroom 1

11'6" x 19'7" (3.52 x 5.97)

Laminate flooring, feature timber beamed ceilings, double aspect sealed unit double glazed window, radiator, power points, T.V point, 3 double fitted wardrobes.

En Suite Shower Room (Refitted this year)

Vinyl flooring, shower suite comprising of a over sized shower cubicle with aqua board splash backs, low level W.C, pedestal sink, heated towel rail, sealed unit double glazed window.

Bedroom 2

11'2" x 10'0" (3.42 x 3.05)

Laminate flooring, sealed unit double glazed window, radiator, power points, double fitted wardrobe,

Bedroom 3

11'4" x 9'3" (3.47 x 2.83)

Laminate flooring, sealed unit double glazed window, power points, radiator.

Family Bathroom

Timber flooring, bathroom suite comprising of a panel bath, vanity sink unit, low level W.C, separate fully tiled shower cubicle, extractor fan, fully tiled walls, sealed unit double glazed window, radiator.

Outside To the Front

There is a beautifully presented frontage with a range of lawn and shrub borders with a brick weave driveway area leading to a further long driveway further leading to a sizable pitched roof brick garage with an up and over door, power points and lighting.

Outside To The Rear

There is a beautifully presented lawned garden with a very private rear and side aspect, range of shrubs and trees, enclosed patio seating area, access door to the brick garage, stoned footpath leading to a gateway which leads out to the front driveway.

Tenure And Services

Freehold

Council Tax Band - E

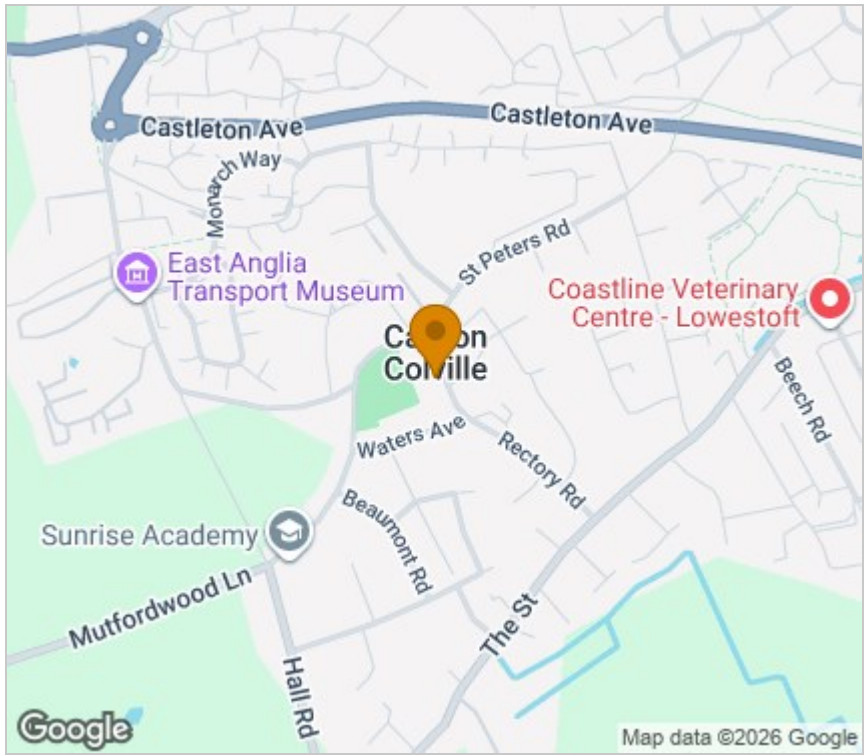
Mains Gas Electric Water And Drains

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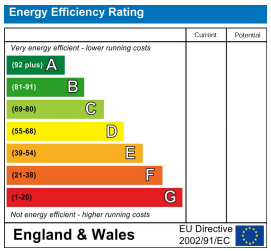
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432
if you wish to arrange a viewing appointment for this property or require further information.

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