

Aldreds
Estate Agents

3 Alder Drive

Carlton Colville, Lowestoft, NR33 8NH

Asking Price £270,000

3 2 1 D

3 Alder Drive

Carlton Colville, Lowestoft, NR33 8NH

Aldreds are delighted to offer this attractive three-bedroom detached family home, situated in the highly desirable location of Carlton Colville. Occupying an enviable position overlooking open green space, the property enjoys an excellent setting, conveniently located within walking distance of Carlton Marshes, local shops and amenities, together with a nearby bus route providing easy access to Lowestoft town centre. The well-proportioned and versatile accommodation comprises an entrance hall, ground floor WC, spacious L-shaped lounge/dining room and fitted kitchen. To the first floor, a central landing leads to three generously sized bedrooms and a family bathroom. Outside, the property benefits from a spacious rear garden, predominantly laid to lawn, complemented by a patio seating area, creating an ideal space for relaxing and entertaining. Further benefits include a driveway providing off-road parking and a useful brick-built garage. Additional features include recently installed uPVC double-glazed windows and gas-fired central heating. Early viewing is highly recommended to fully appreciate the accommodation, attractive setting and desirable location this excellent family home has to offer. Properties in this sought-after area rarely become available, making this a fantastic opportunity for prospective buyers.

Entrance Hall

Fitted carpet, entrance door, uPVC window, stairs leading to first floor.

Cloakroom

Fitted cloakroom flooring, uPVC window, low level WC, wall mounted sink, tiled splashback, radiator.

Lounge/Dining Room

24'2" x 14'9" (max) (7.37 x 4.5 (max))

Laminate flooring, double aspect uPVC windows, uPVC doors leading out to the rear garden, radiator, power points, TV point, ample space for family size dining table and chairs, understairs storage cupboard.

Kitchen

10'11" x 8'11" (3.35 x 2.72)

Vinyl flooring, a range of fitted kitchen units, extended work surfaces, tiled splashbacks, power points, recess for white goods, uPVC window, uPVC door leading out to the rear garden.















Central Landing
All bedrooms and bathroom leading separately off.

Bedroom 1
12'2" x 8'11" (3.71 x 2.74)
Fitted carpet, radiator, uPVC window, power points.

Bedroom 2
9'4" x 10'5" (2.87 x 3.2)
Fitted carpet, radiator, power points, uPVC window.

Bedroom 3
7'10" x 8'7" (2.39 x 2.64)
Fitted carpet, uPVC window, radiator, power points.

Family Bathroom
Fitted bathroom flooring, white bathroom suite comprising of a shower set over a panel bath, low level WC, wall mounted sink, uPVC window, radiator.

Outside
To the front of the property there is an open plan lawned garden with footpath leading to front door, a range of flower borders. Outside to the rear there is a spacious lawned garden, brickweave patio seating area, external tap, a range of flower and shrub borders, further to the rear there is a driveway providing off road parking and a brick built garage with up-and-over door, power points and lighting.

Tenure & Services
Freehold.

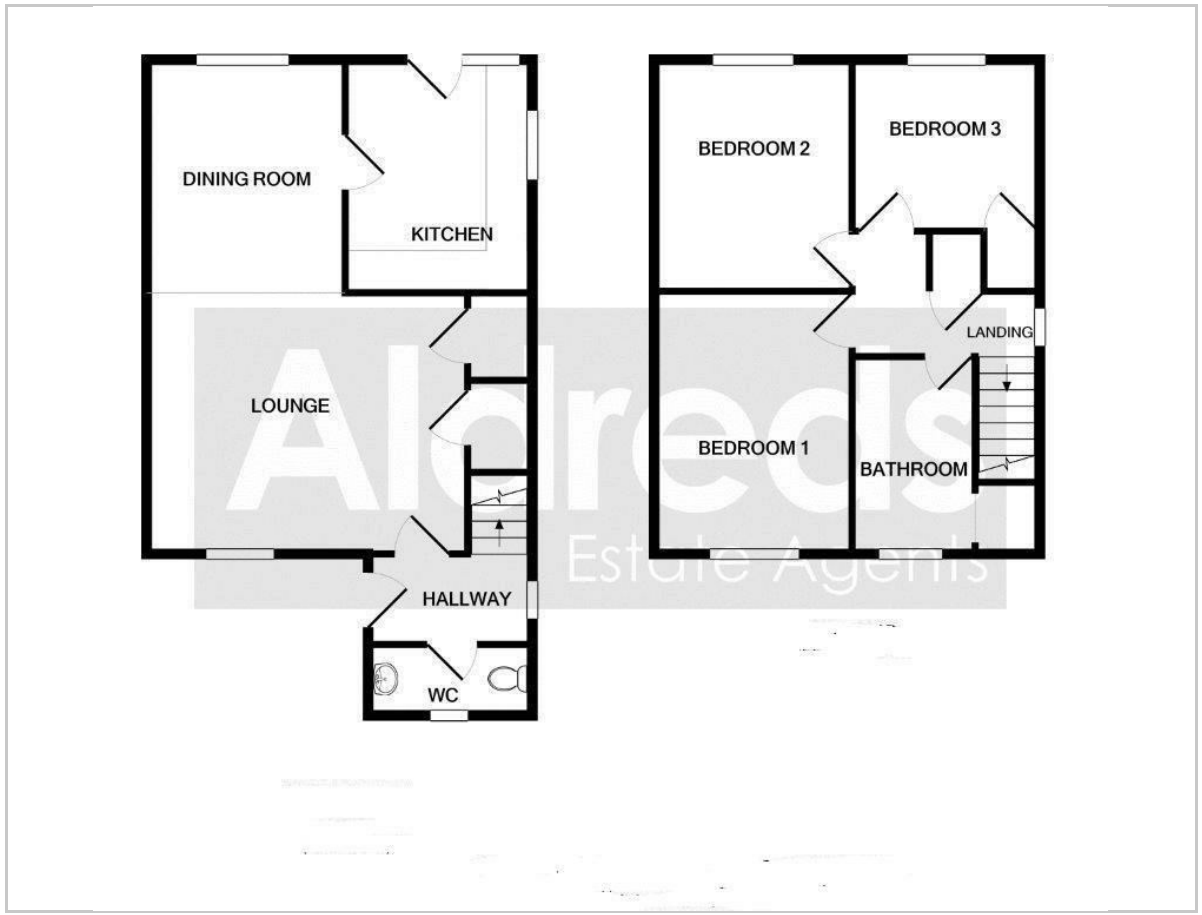
Mains water, electricity, gas, drainage.

Council Tax
East Suffolk Council - Band 'C'

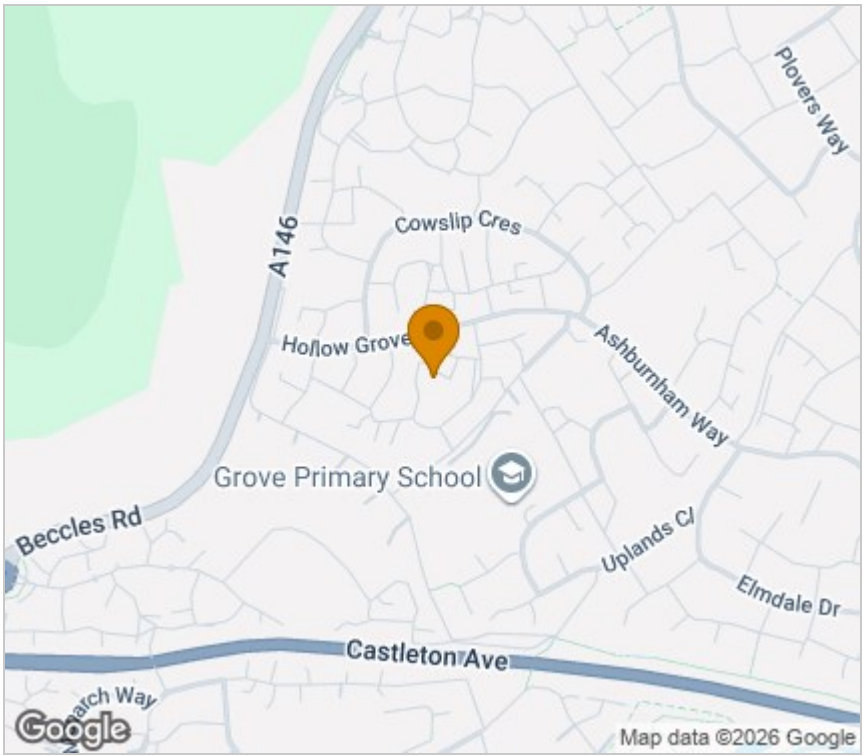
Photo Declaration
Aldreds have enhanced some of the photos for marketing purposes.

Ref: L2751/11/26

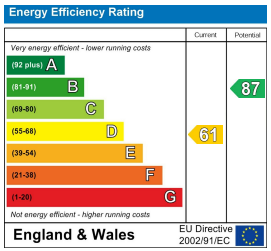
Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA