

2 Fordson Way

Carlton Colville, Lowestoft, NR33 8GN

Offers Over £395,000

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Aldreds are delighted to offer this impressive three/four bedroom detached executive bungalow, occupying a highly desirable cul-de-sac position within the popular village of Carlton Colville. Presented to a good standard throughout, this spacious and versatile home offers generous accommodation including an impressive entrance porch, leading into a wide entrance hall, a spacious lounge with doors opening into a uPVC conservatory, a separate dining room (which could alternatively be used as a fourth bedroom), and a generous kitchen/breakfast room complemented by a separate utility room. There are also three well proportioned double bedrooms, including a master bedroom with its own ensuite shower room, together with a large family shower room. Externally, the property benefits from a substantial front driveway providing ample off road parking for multiple vehicles, leading to a detached brick-built double garage. To the rear, there is a beautifully presented low maintenance south-facing garden. Further benefits include gas central heating via a recently installed, energy efficient combination boiler, together with uPVC sealed unit double glazing throughout. Spacious detached bungalows in such a sought after village location are rarely available, making this an excellent opportunity for those seeking versatile single storey living. An early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.

Entrance Porch
Large aspect uPVC windows, uPVC entrance door, ceramic tiled flooring.

Wide 'L' Shape Entrance Hall
Laminate flooring, coved ceiling, radiator, power points, telephone/internet points, loft access leading to insulated loft space, two full length storage cupboards.

Lounge
13'9" x 16'4" (4.21 x 4.99)
Laminate flooring, coved ceiling, power points, TV point, central timber and marble effect fireplace with inset feature fire, radiator, double sliding patio doors leading to the conservatory, double doors leading to:-

Conservatory
12'0" x 18'5" (max) (3.66 x 5.62 (max))
Ceramic tiled flooring, pitched polycarbonate roof, large aspect uPVC windows, double uPVC doors leading out to the rear garden, radiator, power points, telephone point.

Dining Room Or Bedroom 4
12'11" x 9'9" (3.95 x 2.98)
Fitted carpet, coved ceiling, uPVC window, radiator, power points, double doors leading to the lounge.















Kitchen/Breakfast Room
11'10" x 11'9" (3.62 x 3.6)

Laminate flooring, a range of modern fitted kitchen units with granite work surfaces, built-in Neff appliances including an eye level Neff oven with a foldaway door, Neff ceramic hob, stainless steel extraction cooker hood, tiled splashbacks, integrated full length fridge/freezer, power points, double round bowl sink, uPVC window, radiator, coved ceiling, spotlighting.

Utility Room
Ceramic tiled flooring, a range of fitted wall and base units, extended work surfaces, recess and plumbing for a washing machine, stainless steel sink with single drainer, recess and plumbing for a dishwasher, radiator, uPVC window, sealed unit double glazed door leading to the rear garden, recently installed wall mounted energy efficient combination boiler.

Bedroom 1
11'8" x 13'2" (3.57 x 4.03)

Fitted carpet, coved ceiling, uPVC window, radiator, a full range of fitted wardrobes, drawers and overhead storage units, TV point, power points.

Ensuite
Ceramic tiled flooring, vanity sink unit, low level WC with enclosed cistern, fully tiled oversized shower cubicle, extractor fan, uPVC window, radiator.

Bedroom 2
13'8" x 13'4" (4.17 x 4.08)

Fitted carpet, coved ceiling, walk-in uPVC bay window, radiator, power points, a full range of fitted wardrobes.

Bedroom 3
13'2" x 9'1" (4.02 x 2.78)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, fitted wardrobe.

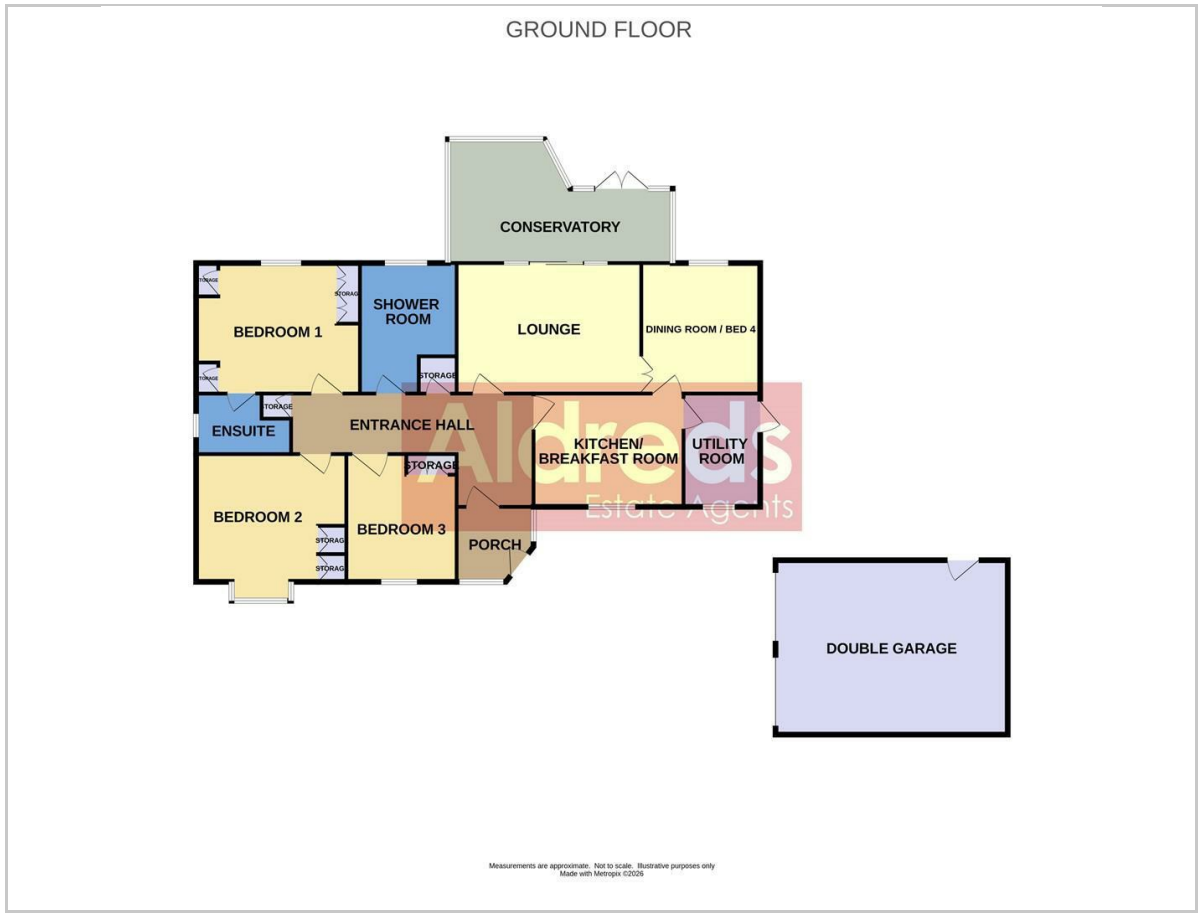
Family Shower Room
Ceramic tiled flooring, double width shower cubicle with Aquaboard splashbacks, extractor fan, low level WC, vanity sink unit, fully tiled walls, radiator, uPVC window.

Outside
To the front of the property there is a large very well presented frontage with a range of flower and shrub borders along with ornamental slate, patio footpath, large brickweave driveway providing ample off road parking, brick built pitched roof double garage with two up & over doors, power points & lighting. To the rear there is a beautifully presented low maintenance south facing garden, laid to ornament slate, raised patio seating area, a further central round patio entertaining area, raised decking, all enclosed by high fencing with side access leading to front driveway.

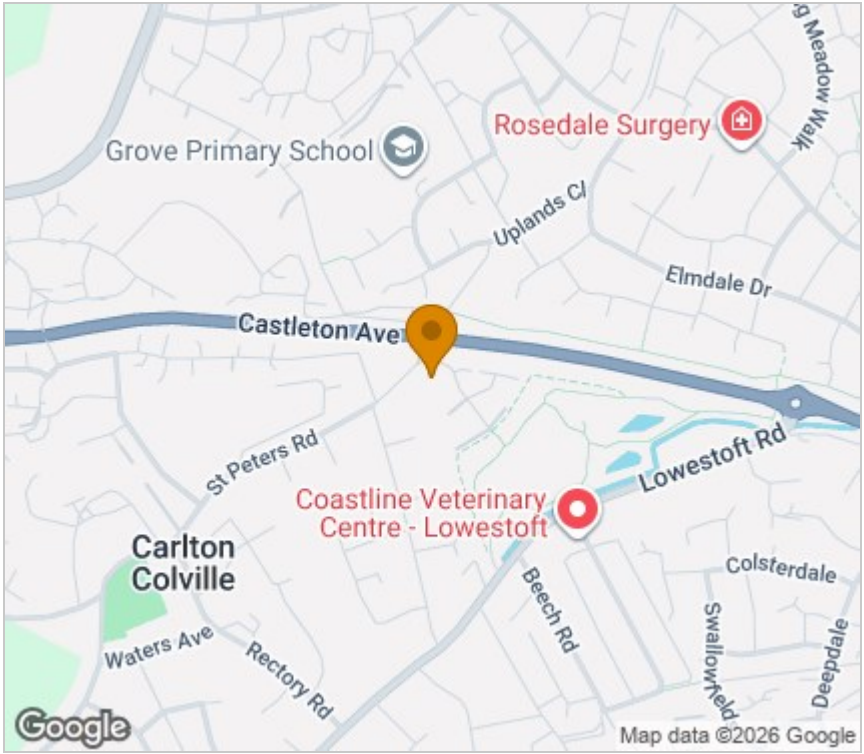
Tenure And Services
Freehold
Council Tax Band - D
Mains Gas Electric Water And Drains

Ref: L2753/11/26

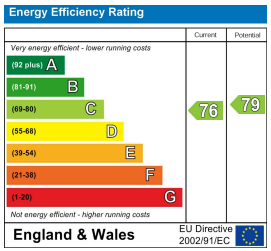
Floor Plan



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.

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