

Aldreds
Estate Agents



23 Chaukers Crescent

Carlton Colville, Lowestoft, NR33 8UL

Asking Price £275,000



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Aldreds are delighted to offer for sale this spacious and impressive three-bedroom detached family home, ideally situated in a highly desirable part of Carlton Colville, occupying a quiet cul-de-sac position. Presented to an immaculate standard throughout, this larger-than-average home offers spacious, versatile and well-planned accommodation, making it an ideal choice for modern family living. The property is approached via a welcoming wide entrance hall, with access to a ground floor W.C. and a generous lounge. To the rear is a superb open-plan kitchen/diner, featuring recently refurbished kitchen units providing a fresh and contemporary finish, together with patio doors opening directly onto the beautifully maintained rear garden. A useful utility room provides additional practicality and benefits from an integral door leading into the garage. The garage also offers an exciting opportunity for those requiring additional living space, subject to the necessary consents, with the potential to convert this area into further accommodation if desired. To the first floor, a galleried landing leads to three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a driveway providing off-road parking and access to the garage. The rear garden is particularly attractive, being beautifully presented and enjoying a highly private rear and side aspect, creating an excellent space for relaxing and entertaining. Further benefits include gas-fired central heating served by a recently installed boiler, approximately one year old, along with tasteful neutral décor throughout. The property is ideally placed for access to local amenities, with Carlton Marshes Nature Reserve and local shopping facilities both within walking distance. This is an exceptional opportunity to acquire a well-presented, spacious and versatile detached family home in a sought-after location. Early viewing is highly recommended.

Wide Entrance Hall

Laminate flooring, entrance door, power points, telephone/internet socket, radiator, stairs leading off to the first floor.

Cloakroom

Tiled effect vinyl flooring, cloakroom suite comprising of a low level W.C., wall mounted sink, tiled splash backs, radiator, Upvc window.

Lounge

12'11" x 14'9" (3.95 x 4.52)

Laminate flooring, coved ceiling, radiator, power points, T.V point, Upvc window.

Open Plan Kitchen/Diner

16'4" x 9'5" (5.00 x 2.88)

Laminate flooring, range of recently refurbished kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splash backs, sealed unit double glazed window, power points, built in oven with matching four burner gas hob, enclosed extraction cooker hood, recess for fridge/freezer, ample space for family size table and chairs, sliding patio doors leading out to rear garden from the dining area, full length storage/pantry cupboard.





Utility Room

Fitted flooring, sealed unit double glazed window, range of recently refurbished fitted base units, plumbing and recess for washing machine, stainless steel sink with single drainer, wall mounted energy efficient boiler, (approx 1 year old) radiator, door leading to rear garden, Internal door leading into the garage. (garage does have the option to convert in to further internal accommodation if required).

First Floor

There is a central galleried landing with fitted carpet, sealed unit double glazed window, coved ceiling.

Bedroom 1

10'5" x 14'9" (3.20 x 4.5)

Fitted carpet, coved ceiling, Upvc window, power points, T.V point.

Bedroom 2

9'2" x 9'8" (2.81 x 2.96)

Fitted carpet, coved ceiling, sealed unit double glazed window, power points, T.V point, radiator.

Bedroom 3

11'4" x 7'3" (3.46 x 2.21)

Fitted carpet, radiator, Upvc window, power points, over stair storage cupboard.

Family Bathroom

Tiled effect vinyl flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, tiled splash backs, sealed unit double glazed window, radiator with towel rail, shaver socket, extractor fan.

Outside To The Front

There is an open plan garden with driveway providing off road parking which leads to a brick built garage with roller door, power points and lighting.

Outside To The Rear

There is a beautifully presented and non overlooked garden which is laid to lawn with some specimen flower and shrub borders, decorative rear circled patio seating area, very private rear and side aspect, further side garden with timber and felt garden shed which allows space for bin storage. The garden is all enclosed by high fencing.

Tenure And Services

Council Tax Band - C

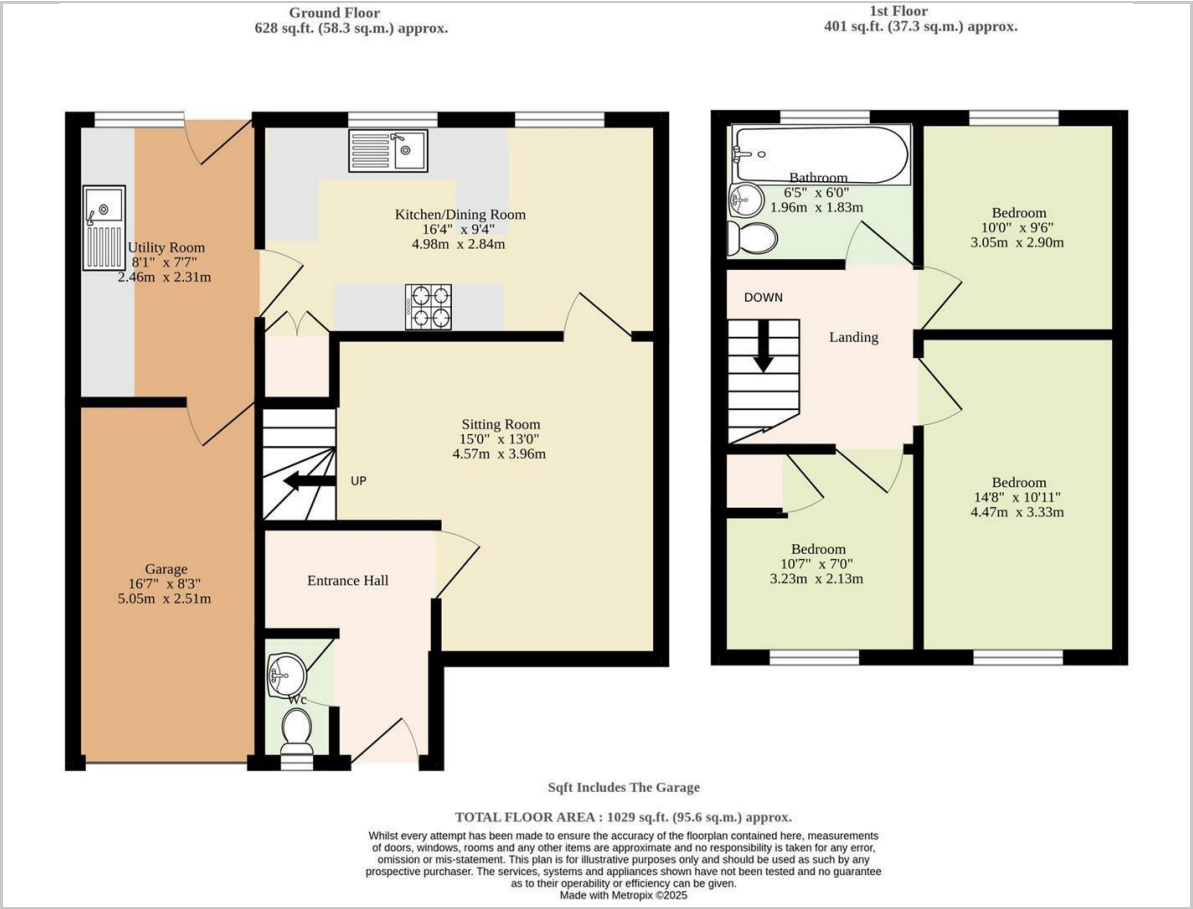
Mains Electric Gas Drains And Water

Freehold

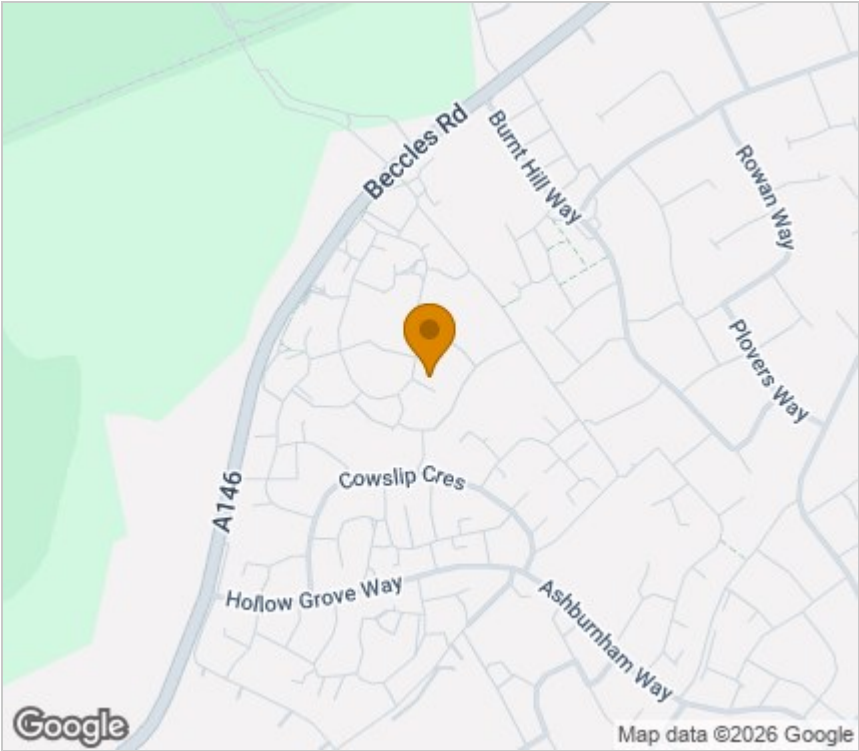
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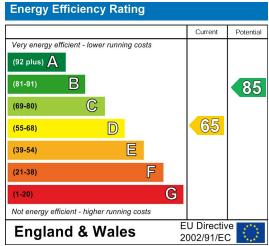
Floor Plan



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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