HARDIMANS



12 Paddock Wood Close

Carlton Colville, Lowestoft, NR33 8RE

£320,000

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12 Paddock Wood Close, Carlton Colville, Lowestoft, Suffolk, NR33 8RE







Located in a quiet cul de sac in the charming area of Paddock Wood Close, Carlton Colville, Lowestoft, this delightful house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, and ensuite shower room, this property is ideal for families or those seeking extra space.

The extended lounge is a particular highlight, featuring a cosy log burner that promises to keep you warm during the colder months. This space flows seamlessly into a good size dining room which further opens into a large conservatory, which enjoys so much natural light and offers a wonderful spot to enjoy the garden views all year round.

The property provides a larger design style than most and boasts two bathrooms, including an ensuite shower room. The outside space is equally impressive, and continues the contemporary feel featuring sleek paving that enhances the aesthetic appeal and provides a stunning low-maintenance area for outdoor gatherings or quiet moments in the sun.

This house is not just a home; it is a lifestyle choice, offering both comfort and style in a desirable location. With its modern features and fantastic outdoor space, this property is sure to attract those looking for a contemporary living experience in a peaceful setting. Don't miss the opportunity to make this stunning house your new home.



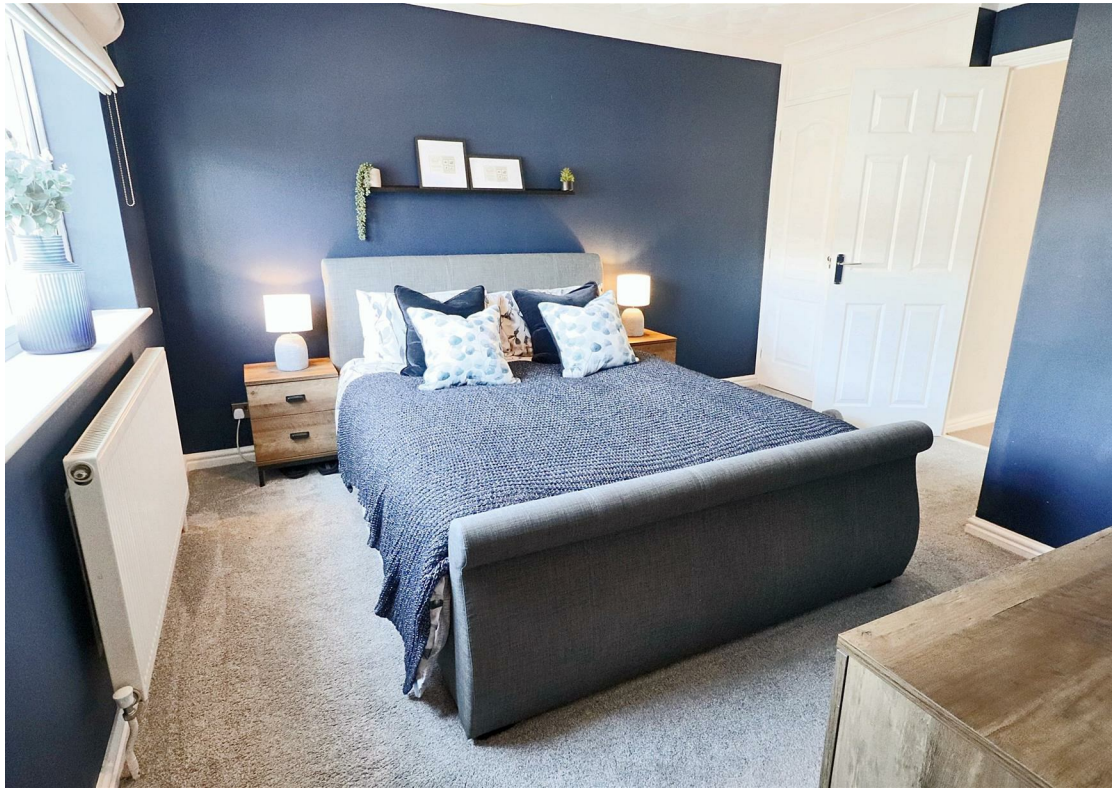




Composite double glazed door to:-













ENTRANCE HALL
radiator, tiled floor.

SUPERB LOUNGE
with double aspect windows, upvc double glazing, 2 radiators, feature fireplace with log burner, inset ceiling spot lighting.

DINING ROOM
with radiator, upvc double doors to conservatory, stairs to first floor.

KITCHEN
fitted in an attractive range of Walnut effect fronted units, single drainer one and a half bowl sink unit, recess and plumbing for automatic washing machine and dishwasher, gas cooker point, tiled splashbacks, stainless steel extractor canopy, wall cupboards with under lighting, oak flooring, inset ceiling spot lighting, walk-in store cupboard, also housing a Remeha gas combination boiler and alarm control system, upvc double glazed window and side door.

CONSERVATORY
of brick/upvc construction with glass reflective roof, laminate flooring, radiator, ample power points, double doors to rear garden.

STAIRS TO FIRST FLOOR AND LANDING
upvc double glazed window, radiator, built-in airing cupboard, foam lagged copper cylinder.

MASTER BEDROOM
upvc double glazed window, double built-in wardrobe cupboard, radiator.

EN SUITE SHOWER ROOM
double walk-in shower cubicle, thermostatic shower unit with overhead drencher, low level wc, vanity washbasin, white gloss cabinet, fully tiled walls and floor, chrome towel rail/radiator, inset ceiling spot lighting.

BEDROOM 2
upvc double glazed window, radiator, double fitted wardrobe cupboard.

BEDROOM 3
upvc double glazed window, radiator, laminate flooring.

BATHROOM
cased bath, hot and cold, shower mixer, shower screen, vanity washbasin with white gloss cabinet, low level wc, concealed cistern, part tiled walls and floor, upright towel rail/radiator, inset ceiling spot lighting, opaque glazed window.

OUTSIDE
To the front, good size concrete driveway providing more than ample car standing space, further garden area with slate chippings which could double up as further parking, if so required, external courtesy lighting, side gate and pathway leading to a superb landscaped rear garden, fully enclosed by concrete posts and timber fencing with an attractive polished light grey stone patio, further raised patio, timber garden store, external power points and water tap.

TENURE
Freehold













MATERIAL INFO

This property has:
Mains Gas, Electric, water & sewerage - heating by wood burner and gas radiators
Flood Risk Info: Very low
* Broadband: FTTP: Download 500 Mb/s, Upload 70 Mb/s
* Mobile: Good mobile coverage
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

COUNCIL TAX BAND

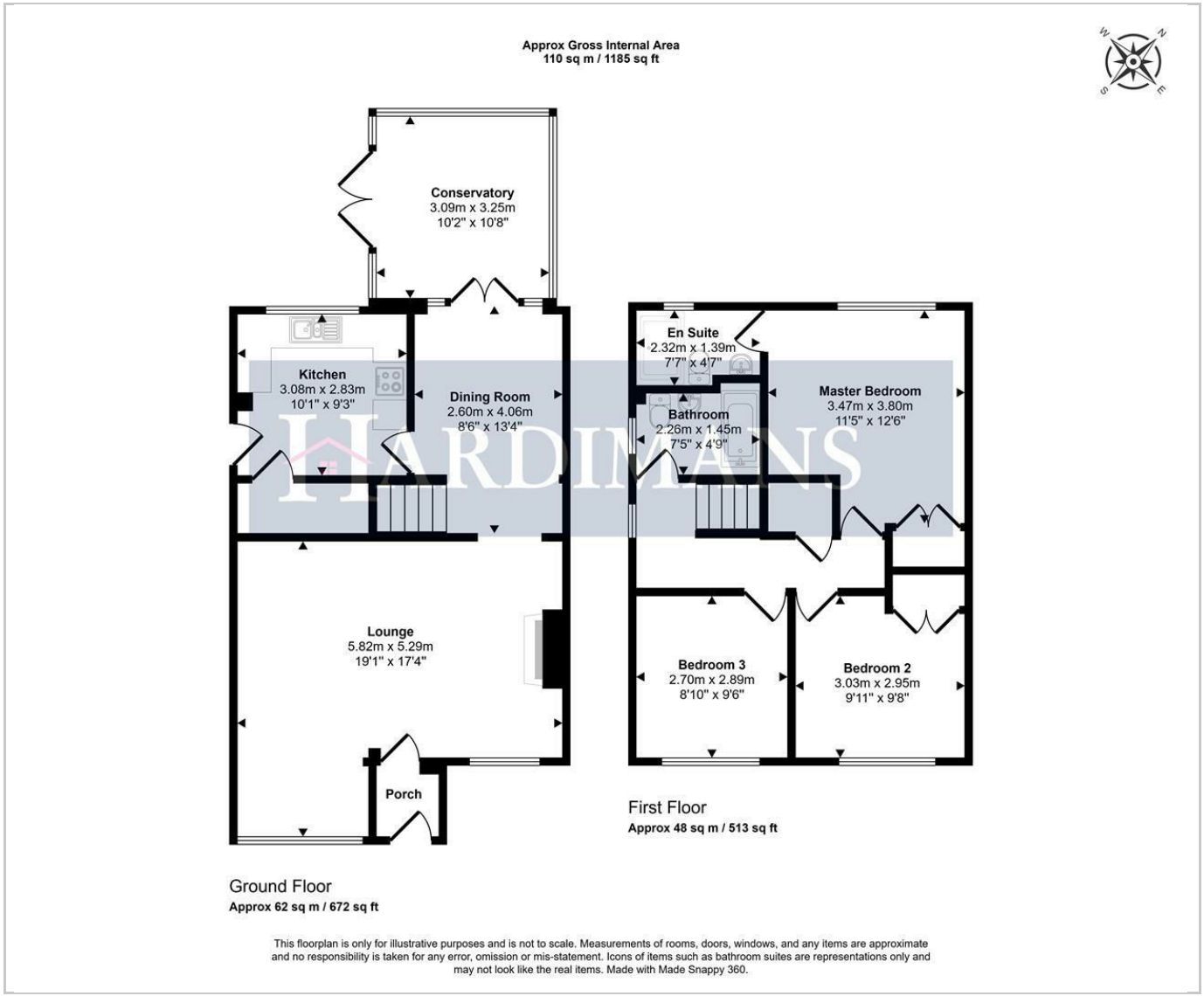
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IMPORTANT NOTE TO POTENTIAL PURCHASERS:

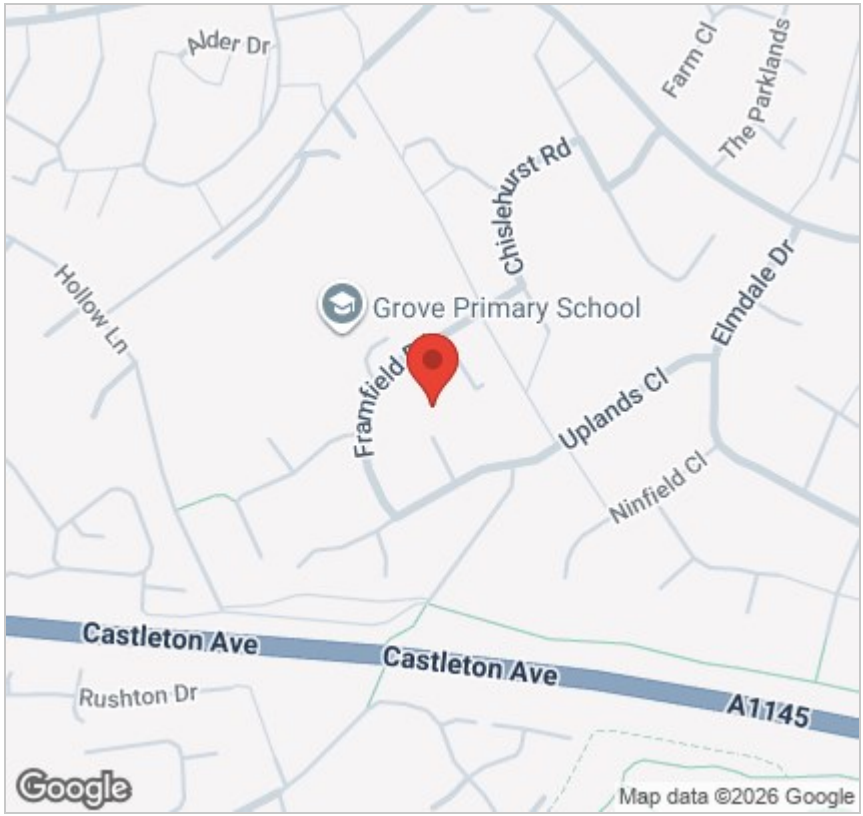
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.



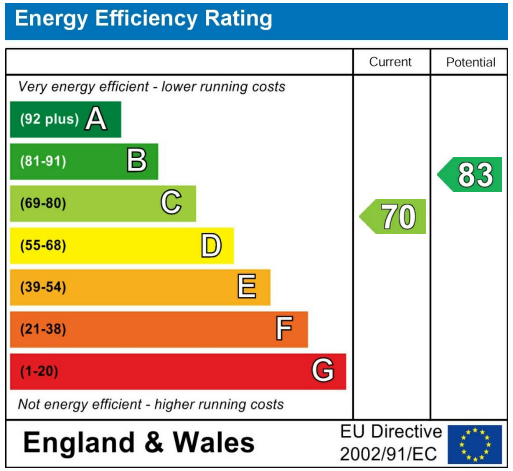
Floor Plan


Approx Gross Internal Area
110 sq m / 1185 sq ft
Conservatory
3.09m x 3.25m
10'2" x 10'8"
Kitchen
3.08m x 2.83m
10'1" x 9'3"
Dining Room
2.60m x 4.06m
8'6" x 13'4"
Lounge
5.82m x 5.29m
19'1" x 17'4"
Porch
Ground Floor
Approx 62 sq m / 672 sq ft
En Suite
2.32m x 1.39m
7'7" x 4'7"
Bathroom
2.26m x 1.45m
7'5" x 4'9"
Master Bedroom
3.47m x 3.80m
11'5" x 12'6"
Bedroom 3
2.70m x 2.89m
8'10" x 9'6"
Bedroom 2
3.03m x 2.95m
9'11" x 9'8"
First Floor
Approx 48 sq m / 513 sq ft
HARDIMANS
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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