



63 Elmdale Drive, Carlton Colville

Lowestoft



Minors & Brady



# 63 Elmdale Drive

Carlton Colville, Lowestoft

This detached residence in the desirable Carlton Colville area of Lowestoft combines light-filled, versatile living spaces with a private, low-maintenance garden, creating a home that suits both everyday life and entertaining. A welcoming entrance hall leads to a spacious sitting room and an open-plan kitchen/dining area with bi-fold doors that bring the outdoors in. Three comfortable bedrooms and a contemporary family bathroom provide space and privacy, while a driveway and detached garage offer practicality and flexibility. Ready to move into, this home is perfectly positioned to adapt to your lifestyle from day one.

- Detached residence positioned in the desirable area of Carlton Colville, within the coastal town of Lowestoft
- Turn-key condition, ready for you to adapt to your own preferences and style
- Spacious, light-filled sitting room that invites relaxation and entertaining
- Open-plan kitchen/dining room that creates an effortless flow for everyday living and hosting, with bi-fold doors out to the garden
- Kitchen is equipped with quality cabinetry, an induction hob, an integrated oven, a dishwasher, a fridge/freezer and plumbing for a washing machine
- Three bedrooms offering comfort and privacy
- Family bathroom comprising of a contemporary three-piece suite
- A private, low-maintenance garden featuring patio areas for seating arrangements and a low-maintenance artificial lawn
- A driveway providing off-road parking and a detached garage with French doors, which can be utilised as storage, a home office or a garden room
- Close to essential amenities and the coast





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# 63 Elmdale Drive

Carlton Colville, Lowestoft

## Location

Elmdale Drive is situated in a quiet residential area of Carlton Colville, just southwest of Lowestoft. A short walk takes residents to the local shops on Ashburnham Way, where you'll find a mix of convenience stores, a pharmacy, a bakery, and small independent retailers, making daily errands straightforward. For larger shopping trips, the retail parks in Pakefield are easily reached by car, featuring supermarkets, homeware stores, and casual dining options.

Families benefit from a range of schooling nearby: in Carlton Colville, Grove Primary School and Carlton Colville Primary School serve younger children, while secondary education is available at Ellough Park School and nearby Pakefield High School. Transport connections are practical, with local bus routes linking the area to Lowestoft town centre, the seafront, and surrounding villages, while Oulton Broad South railway station is a short drive away, providing services toward Ipswich and Norwich. Lifestyle in the area blends quiet suburban living with access to green spaces such as the Carlton & Oulton Marshes, local parks, and coastal areas, making it a location that suits families, professionals, and those seeking a balance between convenience and outdoor recreation.

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## 63 Elmdale Drive

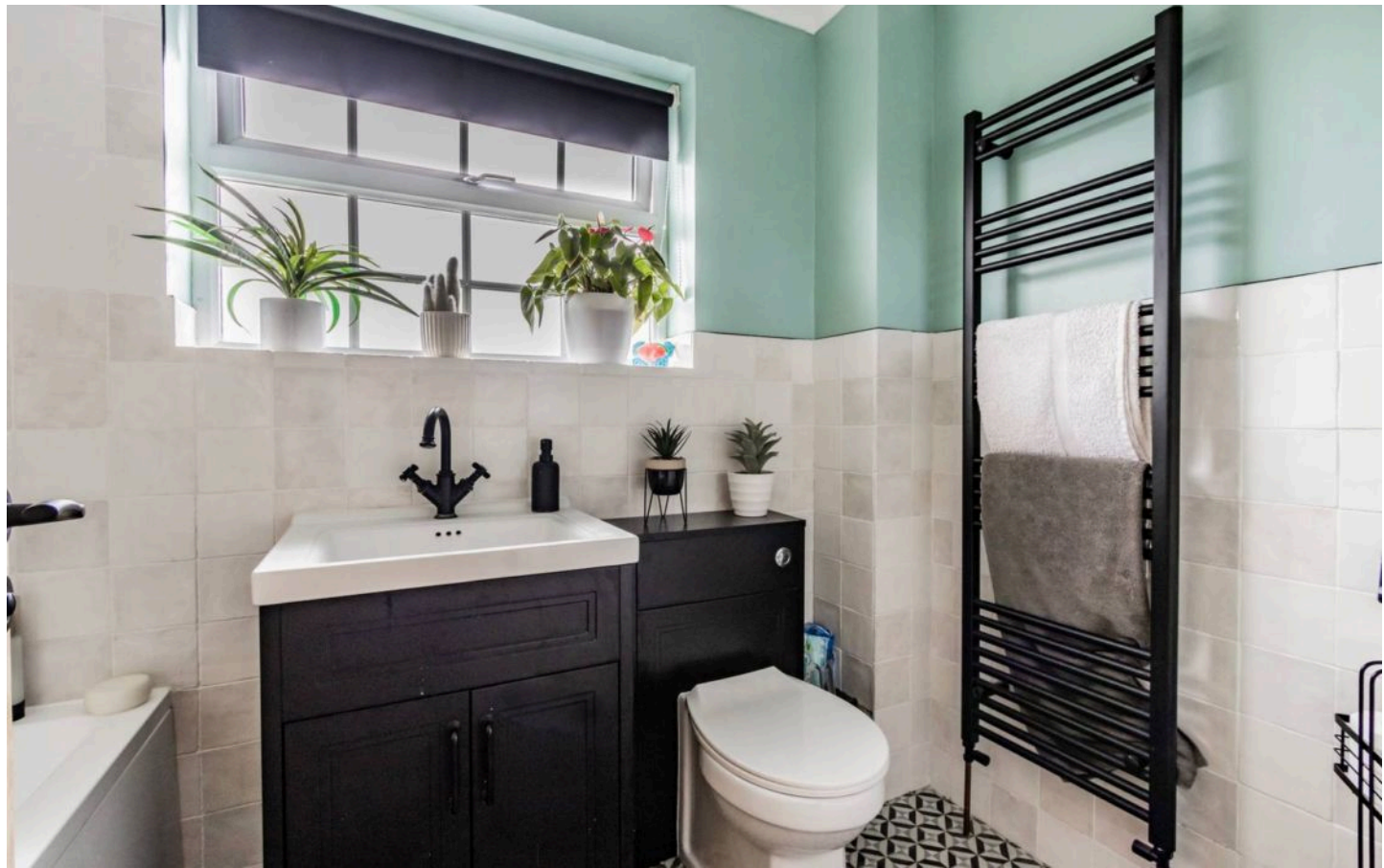
Carlton Colville, Lowestoft

This beautifully presented detached home is situated in the desirable Carlton Colville area, within easy reach of Lowestoft's coastal attractions. Offering turn-key condition, the property provides a versatile canvas ready for you to adapt to your own tastes and lifestyle.

A welcoming entrance hall leads into a bright and airy sitting room, filled with natural light and providing an inviting space for both relaxation and entertaining.

The heart of the home is the open-plan kitchen and dining area, designed to create a seamless flow for everyday living. Bi-fold doors open onto the garden, extending the space outdoors for dining or simply enjoying the fresh air. The kitchen is fitted with quality cabinetry and modern appliances, including an induction hob, integrated oven, dishwasher, fridge/freezer, and plumbing for a washing machine.

The property offers three well-proportioned bedrooms, each providing comfort and privacy, complemented by a contemporary family bathroom with a three-piece suite.



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## 63 Elmdale Drive

Carlton Colville, Lowestoft

Outside, the home enjoys a private, low-maintenance garden with patio areas ideal for seating or entertaining, and an artificial lawn for easy upkeep.

A driveway offers off-road parking, while a detached garage with French doors provides flexible space, suitable for storage, a home office, or a garden room.

With its combination of light-filled interiors, practical layout, and convenient location, this home presents an excellent opportunity to enjoy a relaxed and comfortable lifestyle in Carlton Colville.

### Agents Note

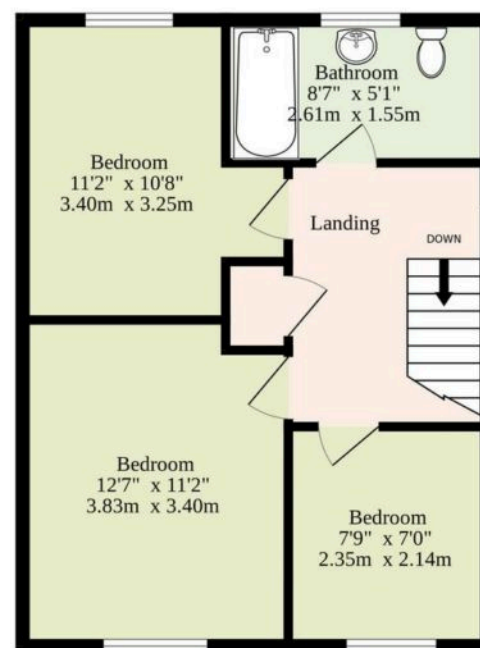
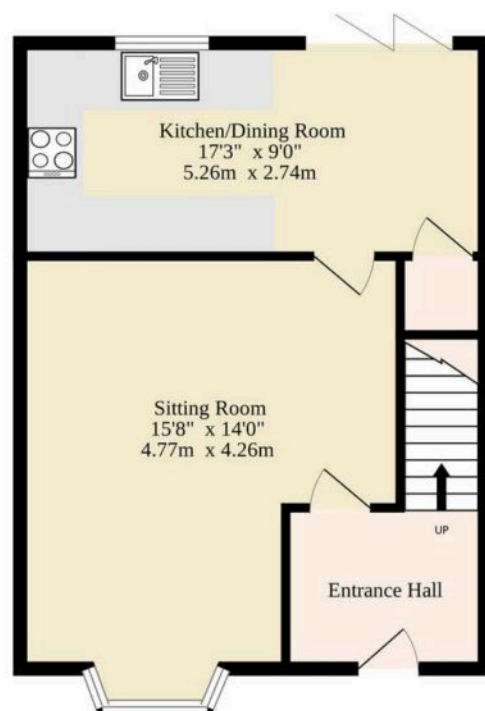
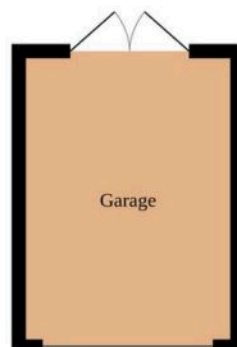
Freehold



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Ground Floor  
374 sq.ft. (34.7 sq.m.) approx.

1st Floor  
356 sq.ft. (33.1 sq.m.) approx.



Total Sqft Does Not Include The Entrance Hall, Landing And Garage.

TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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