



Minors & Brady

6 Tenterden Close, Carlton Colville

In Excess of £325,000

# 6 Tenterden Close

Carlton Colville, Lowestoft

Well presented by current owners, a perfect family home with spacious rooms. Minors and Brady are pleased to present to the market this four bedroom detached home situated in the suburb Carlton Colville near the seaside town of Lowestoft. Boasting a modernized open plan kitchen/diner, a conservatory, living room ideal for family living, four double bedrooms one of which can be versatile, a family bathroom, a driveway providing ample off-road parking and a private laid to lawn rear garden.

## LOCATION

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.





## 6 Tenterden Close

Carlton Colville, Lowestoft

Upon arrival to this beautiful detached home, is a wonderful first impression. The driveway provides off-road parking for all family members and visitors, whilst the garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming entrance hall, completed with a convenient WC. Positioned at the front of the property is a pleasant sitting room, where you can showcase your comfortable furniture and decorative items.

At the heart of the home lies an open plan kitchen/dining room, ensuring effortless interaction when hosting occasions and the everyday living. The kitchen is well-equipped with units and appliances to enhance your cooking experience. Offering ample amount of storage space and under-counter areas for your laundry essentials. Transitioning into the dining room, encouraging gatherings with friends and family. The presence of a conservatory is perfect for your additional seating arrangements, allowing you to enjoy the outdoors within the comfort of your home.





## 6 Tenterden Close

Carlton Colville, Lowestoft

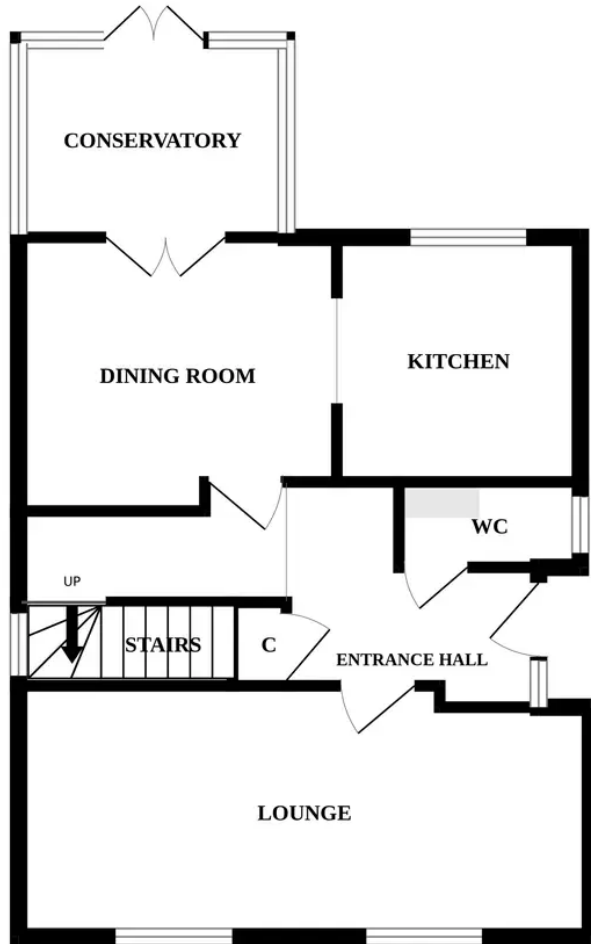
Heading upstairs you will find four bedrooms, designed to offer you relaxation and privacy. The fourth bedroom has the versatility to be a study, dressing room or spare bedroom. The bathroom comprises of a three piece suite, accommodating all family members and guests.

Towards the rear is a well maintained garden, primarily laid to lawn, boarded by a range of plants and shrubbery. The patio area is ideal for your outdoor furniture during the summer months. With the addition of a summer house and wooden shed, suitable for storing your garden equipment. Overall this garden is fully enclosed so you can enjoy in seclusion.

- BEAUTIFUL DETACHED HOME
- PERFECT FAMILY HOME
- SPACIOUS SITTING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- CONSERVATORY OFFERING GARDEN VIEWS
- FOUR BEDROOMS & BATHROOM
- WELL MAINTAINED GARDENS
- DRIVEWAY & GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



1ST FLOOR

