



30 Matlock Dale, Carlton Colville

Offers in Region of £475,000



# 30 Matlock Dale

Carlton Colville, Lowestoft

Presenting this exquisite detached residence, coming to the market in pristine condition. It has been lovingly extended and upgraded by the current owners, creating a home that feels both welcoming and luxurious. From the moment you step inside, you'll be immersed in its functional layout, creating an exceptional living space for a busy family lifestyle. Don't miss the chance to acquire this stunning home!

## 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.







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Upon arrival is a delightful first impression to this exceptional family home, which continues to impress throughout. There is a paved driveway providing off-road parking for all family members and visitors, whilst the garage offers secure parking or storage options.

Upon entering the property, you are greeted by a bright and welcoming entrance hall, completed with a convenient WC. Positioned at the front of the residence is a versatile reception room, offering the flexibility to be utilised as a playroom, dining room, or office, depending on your own requirements.

At the heart of the home lies an incredible kitchen/dining room, ensuring effortless interaction when hosting occasions or everyday family living. It is well-equipped with high quality fixtures and fittings, including a range of integrated appliances, ample storage space and a central island. The kitchen seamlessly flows into the large sitting/dining room, where you can showcase your most comfortable furniture and dining set-up, encouraging gatherings with loved ones. The presence of large bi-fold doors floods the room with an abundance of natural light, perfect for your garden entertainment during the summer months.







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With a total of six well-appointed bedrooms, including three with private ensuites, this residence offers ample space for family living or accommodating guests with comfort and style. The luxury bathroom suite and ensuites feature high-quality fixtures and fittings, elevating the overall sense of refinement and luxury throughout the home.

Leading out the bi-fold doors onto the raised patio, where the garden is equally appealing. This entertaining decked terrace is ideal for your outdoor furniture to enjoy the afternoon sunshine or your al-fresco dining parties during the summer months, with a low maintenance artificial lawn. Overall, this enjoyable space is privately enclosed so you can unwind in seclusion.

### AGENTS NOTES

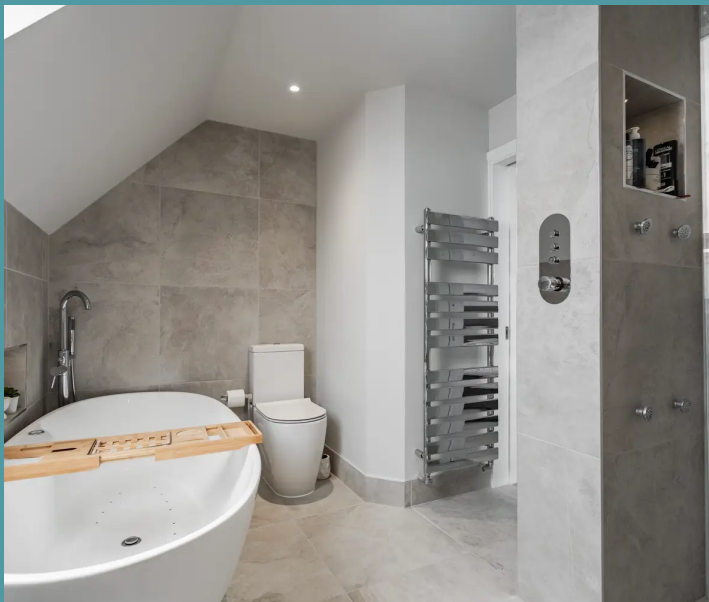
We understand that this property is freehold.

Driveway is shared ownership, including three neighboring properties.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D







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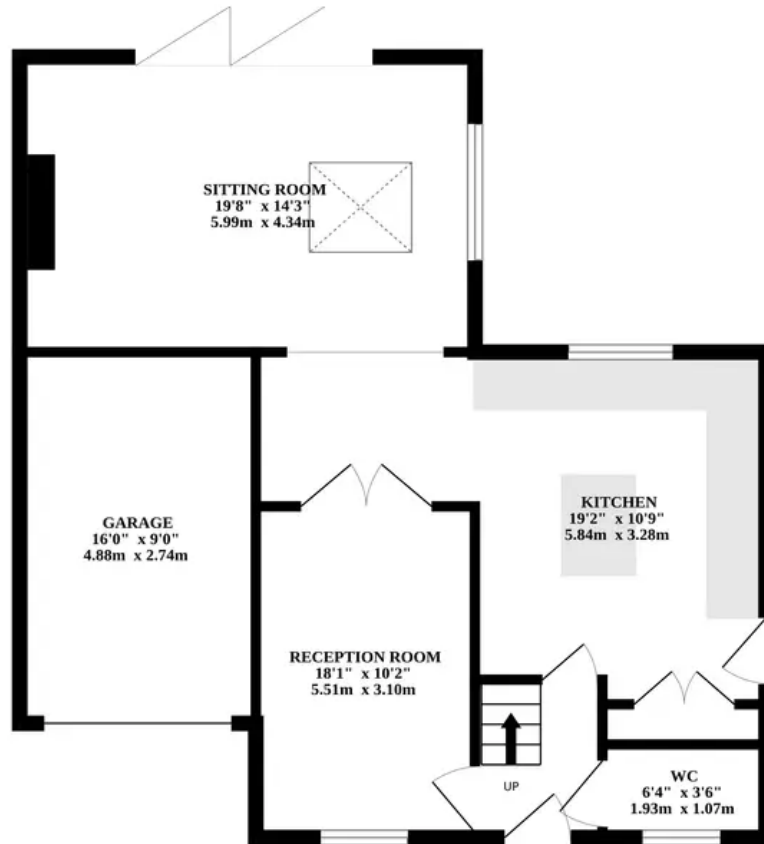
Carlton Colville, Lowestoft

- EXQUISITE DETACHED RESIDENCE
- IMMACULATE ACCOMMODATION SPREAD ACROSS THREE FLOORS
- ELEGANT SITTING/DINING ROOM - BI-FOLD DOORS FLOODING THE ROOM WITH AN ABUNDANCE OF NATURAL LIGHT
- INCREDIBLE KITCHEN/BREAKFAST ROOM - PRESENTED TO A HIGH STANDARD
- VERSATILE RECEPTION ROOM - OPTION TO BE A PLAYROOM, DINING ROOM OR OFFICE
- SIX BEDROOMS IN TOTAL - THREE WITH PRIVATE ENSUITES
- LUXURY BATHROOM SUITE & ENSUITES - HIGH QUALITY FIXTURES & FITTINGS
- LANDSCAPED GARDEN - FULLY ENCLOSED FOR PRIVACY
- DRIVEWAY PROVIDING OFF-ROAD PARKING & A GARAGE
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS

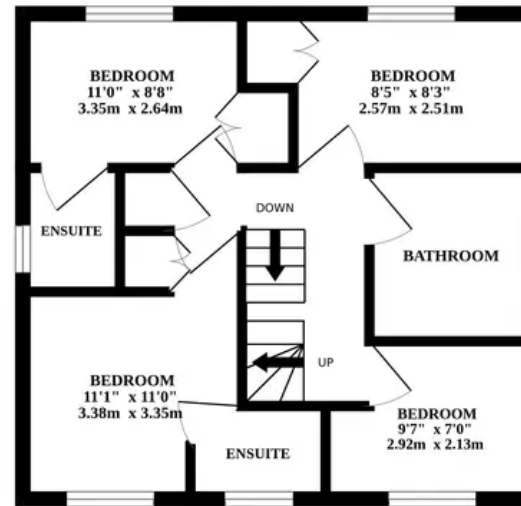




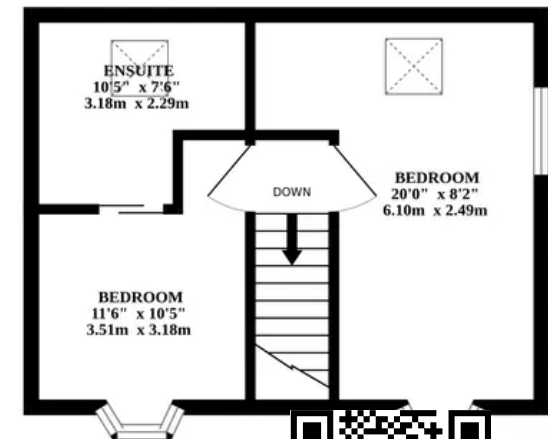
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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