



## 22 Nidderdale, Carlton Colville

Guide Price £260,000 - £270,000



## 22 Nidderdale

Carlton Colville, Lowestoft

Down a quiet cul-de-sac in Carlton Colville, this semi-detached residence presents an ideal family home with flexible and spacious accommodation that can adapt to your preferences and style. Showcasing an open-plan sitting/dining room, a fitted kitchen, a light-filled conservatory, a versatile study, three sizeable bedrooms and a well-maintained garden. Don't miss the chance to acquire this beautiful family home and make it your own.

### 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.





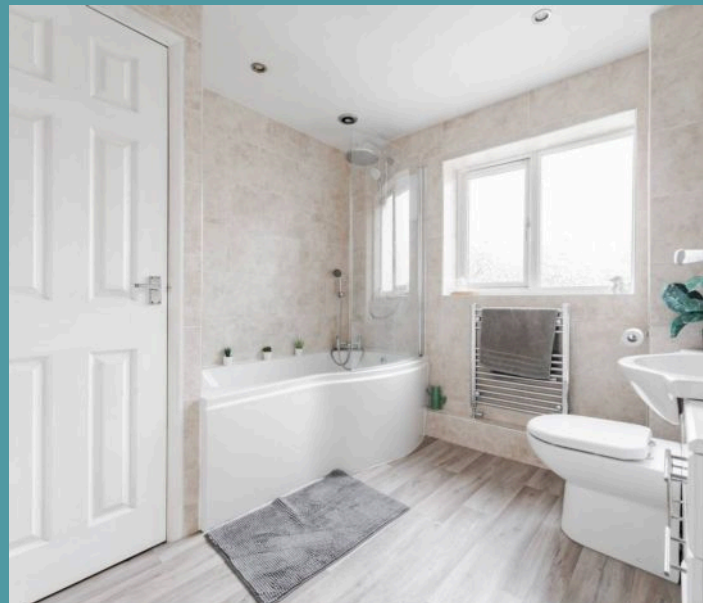


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Upon entering, you are greeted by a well-appointed kitchen, featuring modern wall and base units, integrated appliances, and ample storage space, to enhance your cooking experience. The heart of the home lies in the open-plan sitting/dining room, perfect for both relaxation and entertaining. Bathed in natural light through large windows, this space offers a welcoming atmosphere for family gatherings or casual get-togethers. A highlight of the home is the light-filled conservatory offering views of the garden, allowing you to enjoy the outdoors within the comfort of your own home. The addition of a versatile study has the option to be a playroom or bedroom, depending on your own requirements.

Ascending the staircase, you will find three bedrooms, each generously proportioned and thoughtfully laid out to ensure comfort and privacy for all family members. The sizeable family bathroom is conveniently located to serve the needs of the household, comprising of modern fixtures and fittings.





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Carlton Colville, Lowestoft

Stepping outside, the well-maintained garden consist of a laid to lawn area, a patio for your outdoor seating arrangements and a timber storage shed for your outdoor essentials. The garden is fully enclosed for security and privacy. At the front of the residence is a driveway providing off-road parking for multiple vehicles.

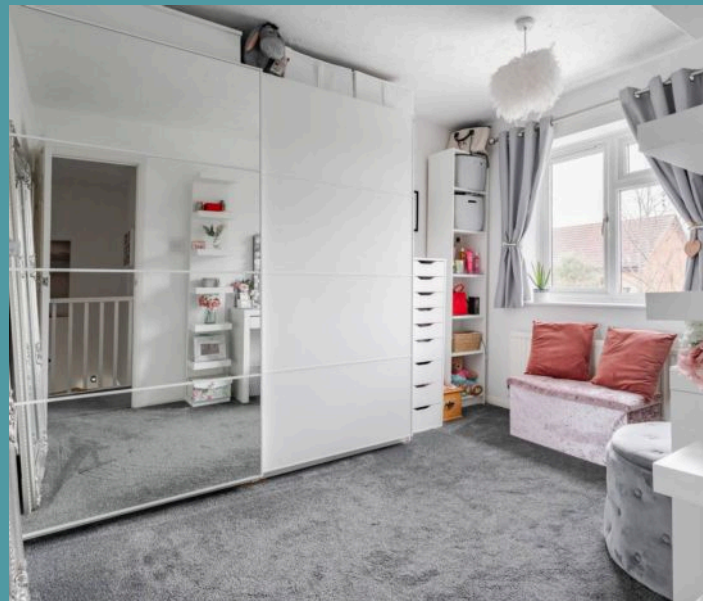
### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: B







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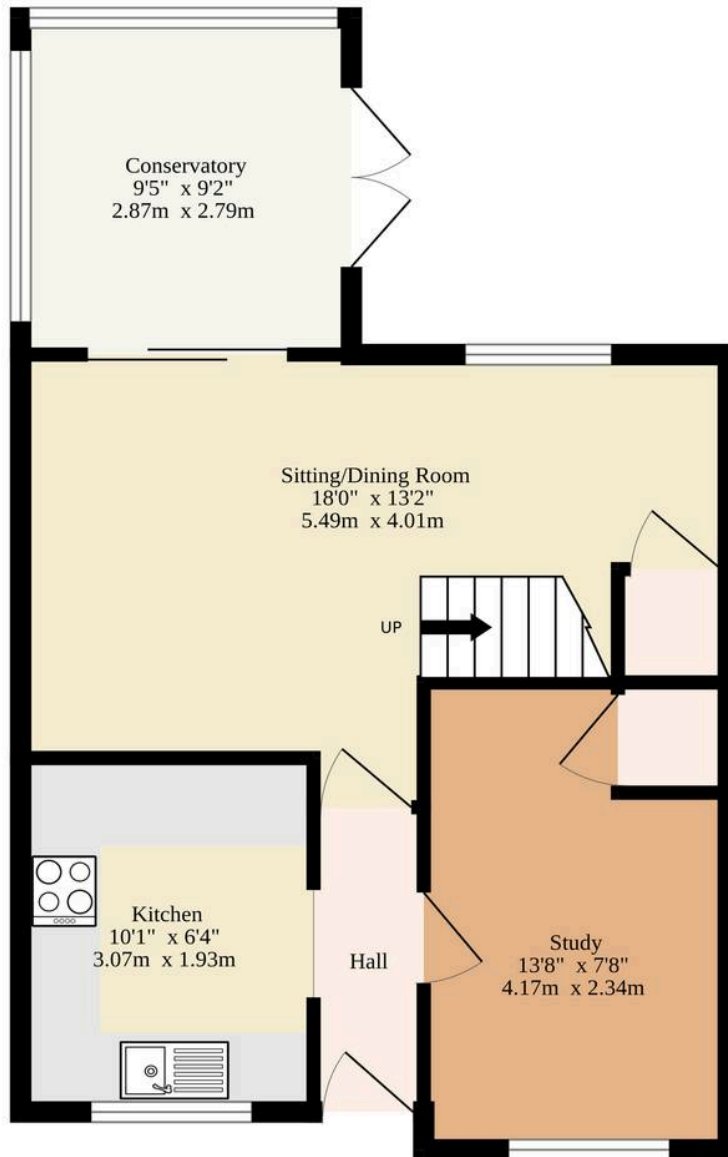
Carlton Colville, Lowestoft

- Semi-detached residence down a quiet cul-de-sac in Carlton Colville
- Beautiful family home with flexible and spacious accommodation to adapt to your own preferences and style
- Kitchen with modern wall and base units, integrated appliances and plenty of storage space
- Open-plan sitting/dining room for relaxation and entertaining, filled with an abundance of natural light
- Light-filled conservatory offering garden views and a versatile study with the option to be a bedroom or playroom
- Three bedrooms and a sizeable family bathroom
- Well-maintained garden with a laid to lawn, patio area and a timber storage shed, that is fully enclosed for privacy
- Driveway providing off-road parking for multiple vehicles
- New boiler in 2022
- Close proximity to local shops, healthcare facilities, bus routes and schools

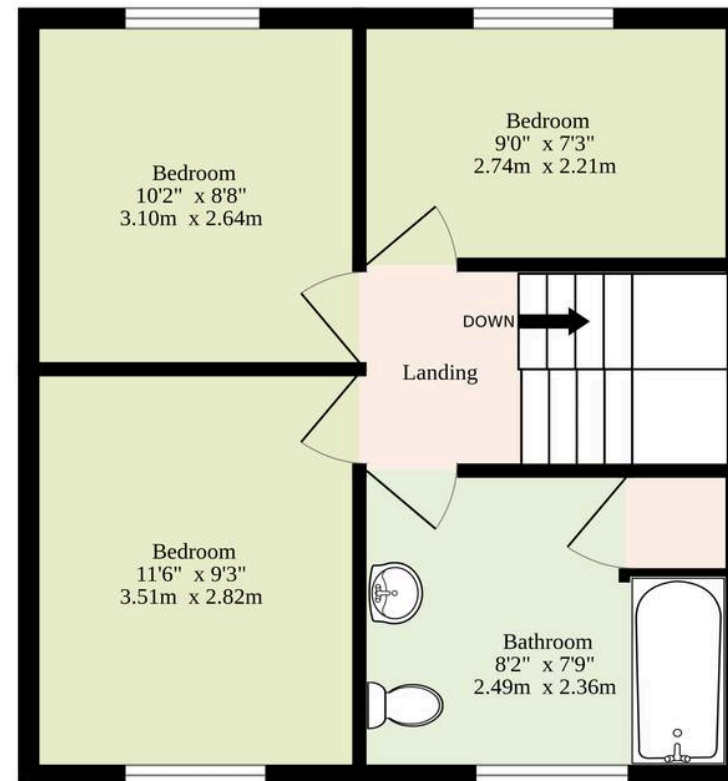




**Ground Floor**  
522 sq.ft. (48.5 sq.m.) approx.



**1st Floor**  
328 sq.ft. (30.5 sq.m.) approx.



**TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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