



10 Wharfedale, Carlton Colville

Offers in Region of £290,000

10 Wharfedale

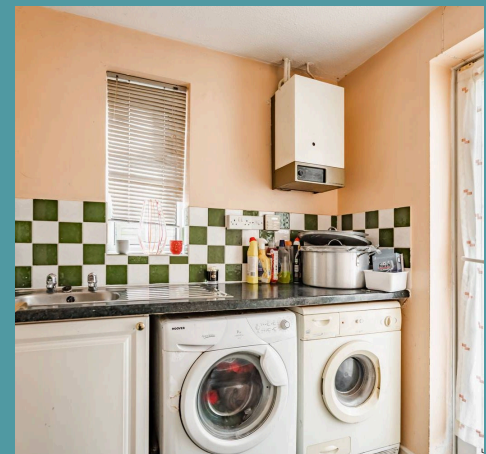
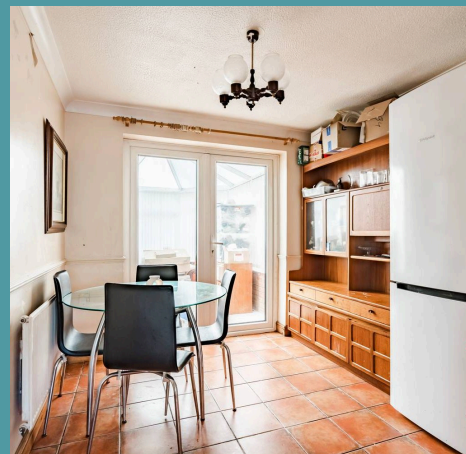
Carlton Colville, Lowestoft

With the potential to renovate to suit individual preferences, this charming detached residence presents the perfect home for growing a family. The layout seamlessly flows from one reception room to another, creating a home suitable for hosting guests and a family lifestyle. Accommodation include four double bedrooms, one with a private en-suite and a family bathroom. Sitting on a generous size plot in the sought-after area of Carlton Colville, with local shops, health-care, schools and beaches nearby.

Location

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk. 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.





10 Wharfedale

Carlton Colville, Lowestoft

Step inside, and be enamoured by the spacious and adaptable layout that awaits within. The interiors are flooded with natural light, creating a warm and welcoming ambience. Positioned at the front of the residence is a large sitting room suitable for relaxation and entertaining. Adjacent lies the formal dining room, allowing for casual family meals or gatherings, with the potential to convert into an open-plan kitchen/diner (stpp). Further enhancing the living space is a light-filled conservatory, allowing you to enjoy the outdoors within the comfort of your own home.

The heart of the home lies in the well-equipped kitchen, fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. Complemented by a functional utility room for your additional storage and laundry essentials, alongside a WC.

Ascend the staircase to the first floor, where four generously proportioned bedrooms await, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The bathroom comprises of a three piece suite, accommodating the rest of the bedrooms within the household.

- Beautiful detached residence in the highly sought-after area of Carlton Colville
- Perfect family home with flexible and spacious accommodation





10 Wharfedale

Carlton Colville, Lowestoft

Towards the rear you'll find a laid to lawn garden, with a brick-weave patio area sheltered by a pergola. The addition of a timber shed is ideal for storing your garden equipment and tools. It is fully enclosed so you can enjoy in seclusion. At the front of the residence is a brick-weave driveway providing off-road parking and a garage for storage options.

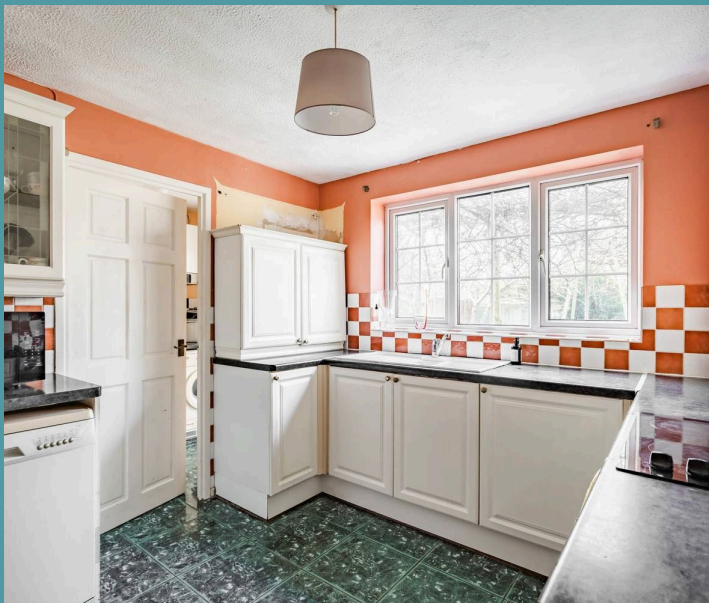
Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

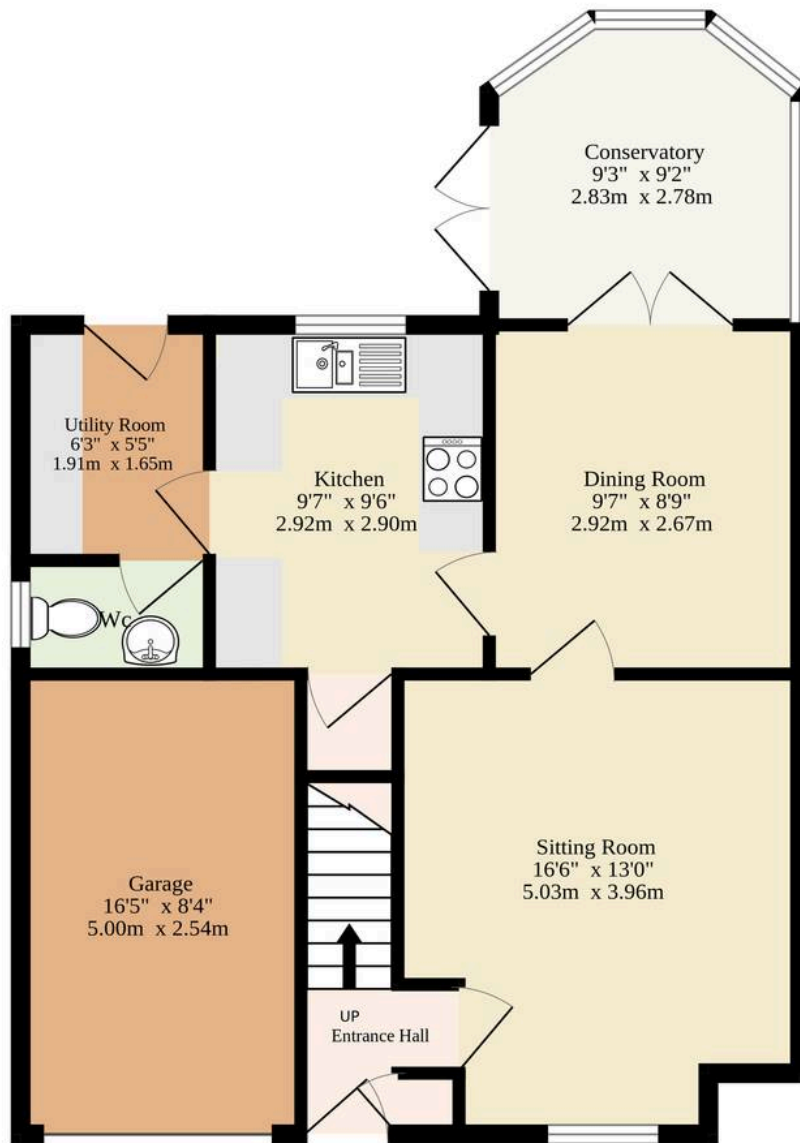
Heating system - Gas central heating.

Council Tax Band: D

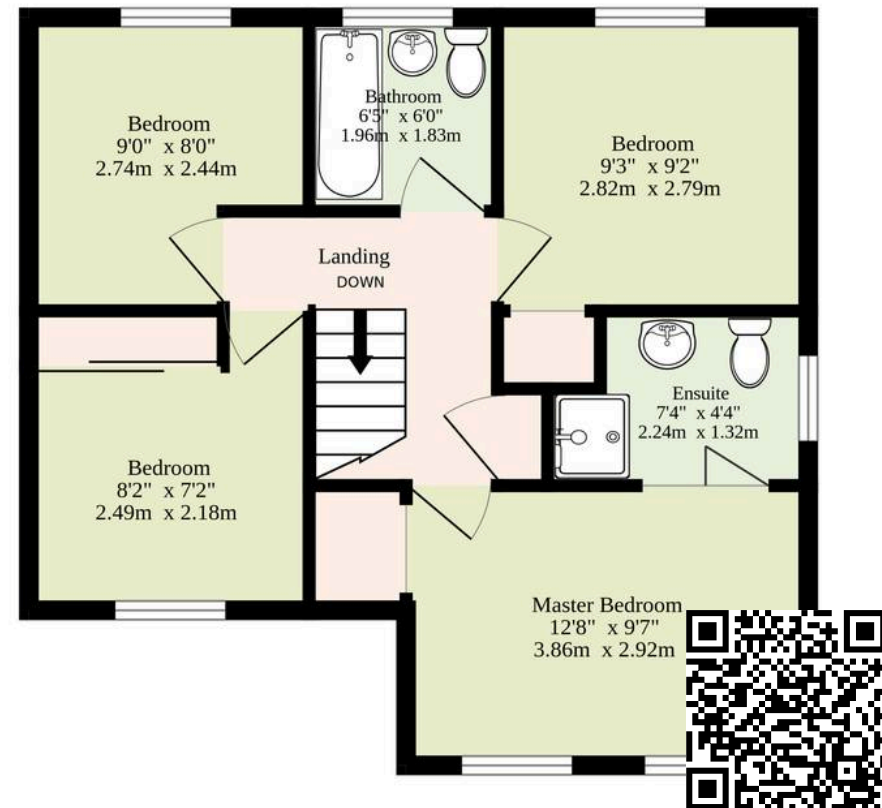


- Beautiful detached residence in the highly sought-after area of Carlton Colville
- Perfect family home with flexible and spacious accommodation
- Full of potential to renovate to your own requirements
- Large sitting room, formal dining room and a light-filled conservatory offering garden views
- Kitchen complemented by a functional utility room and a WC
- Four bedrooms, one private en-suite & a family bathroom
- Enclosed rear garden with the addition of a storage shed
- Double width driveway providing off-road parking and a garage for storage options

Ground Floor
681 sq.ft. (63.3 sq.m.) approx.



1st Floor
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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.
Made with Metropix ©2025