



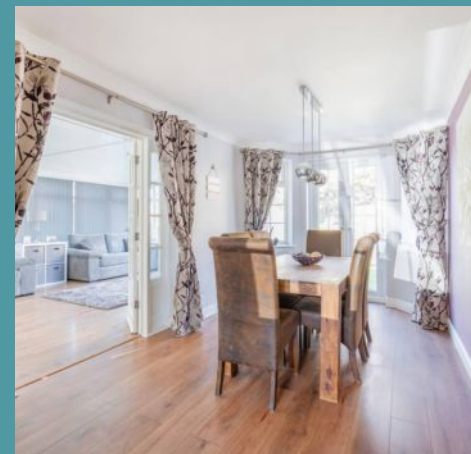
11 Ryedale, Carlton Colville

In Excess of £450,000

11 Ryedale

Carlton Colville, Lowestoft

Down a quiet cul-de-sac in the sought-after area of Carlton Colville, lies detached residence that has been extended and improved by the current owners to create a beautiful family home. There is over 1700sqft of flexible and spacious accommodation that can adapt to your own preferences and style, including a self-contained annex for multi-generational living or a growing family. Highlighting a spacious sitting room opening into a dining room, a large sun-lit garden room, an equipped kitchen/breakfast room, four bedrooms, a private en-suite and a bathroom, with a separate kitchen, living room, shower room and bedroom in the annex. Externally, you will find a generous size garden and a driveway providing off-road parking. Don't miss the chance to acquire this home and experience all it has to offer.





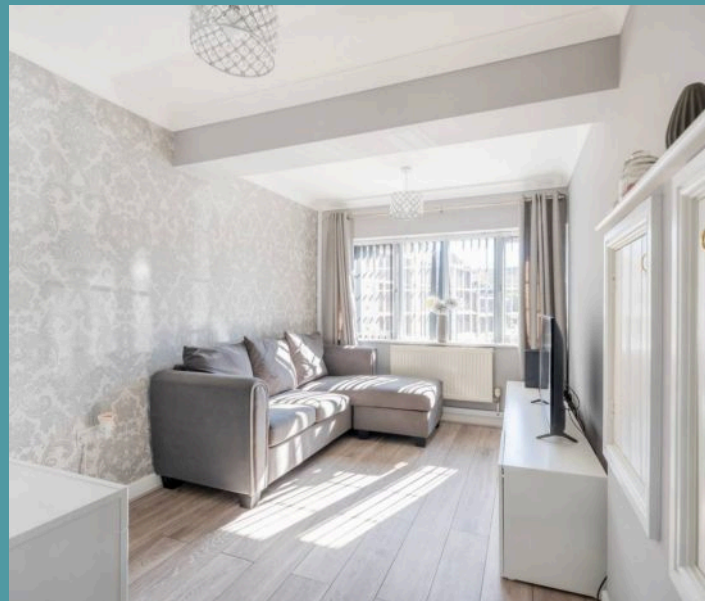
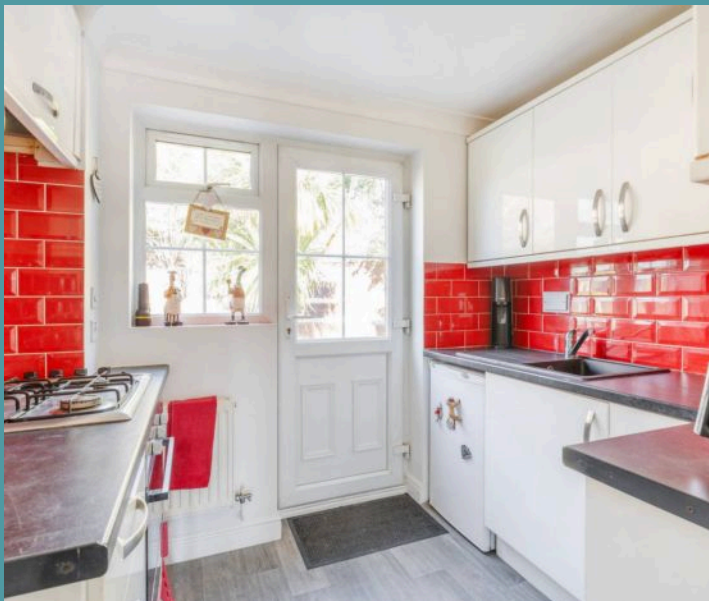
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Carlton Colville, Lowestoft

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.





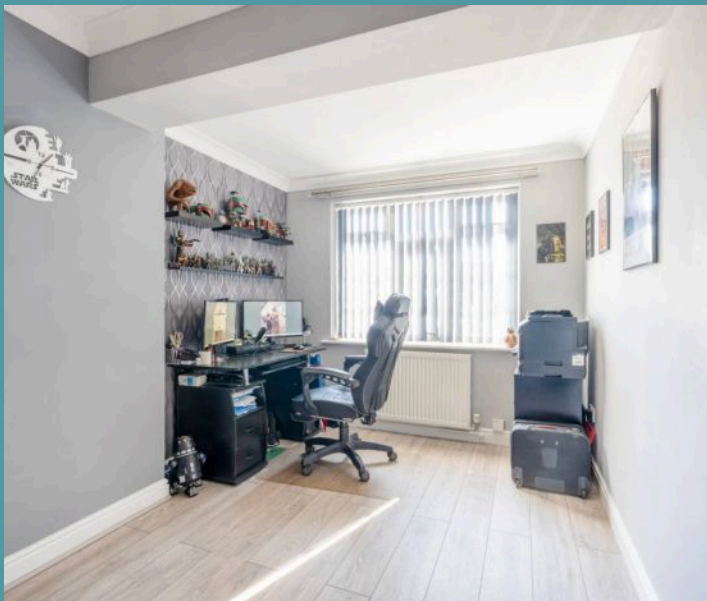
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Carlton Colville, Lowestoft

Upon entering this extended residence, you are greeted by a sense of space and light that is further enhanced by the thoughtful design and layout. The spacious sitting room effortlessly flows into the dining room, creating a seamless transition between relaxation and entertainment. Adjacent to the dining area is a large sun-lit garden room that serves as an extension of the reception space, inviting the outdoors in and allowing you to enjoy views of the beautiful exterior. At the heart of the home lies a well-equipped kitchen/breakfast room, fitted with wall and base units, a breakfast bar unit, a larder and integrated appliances, to enhance your cooking experience.

For those in need of additional living space or looking for a self-contained annexe, a separate living area complete with a kitchen and shower room is also available within the property. This annexe provides endless possibilities for customisation, whether it be used for multi-generational living, a home office, or additional accommodation for a growing family.

Ascending to the first floor, you will encounter four bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The principle bedroom flaunts a built-in wardrobe and a private en-suite, adding a luxury yet convenient touch. A well-appointed family bathroom serves the remaining bedrooms, ensuring convenience and practicality for all residents and guests.



• Detached residence down a quiet cul de sac, in



11 Ryedale

Carlton Colville, Lowestoft

Beyond the confines of this exceptional home, lies a generous size garden that offers endless possibilities for outdoor activities and enjoyment. Whether you want to host summer bbqs on the patio, relax in the afternoon sunshine or enjoy gardening. With the addition of a large timber shed for storing your garden equipment and a summer house for seating arrangements. Overall, it is fully enclosed so you can enjoy in seclusion.

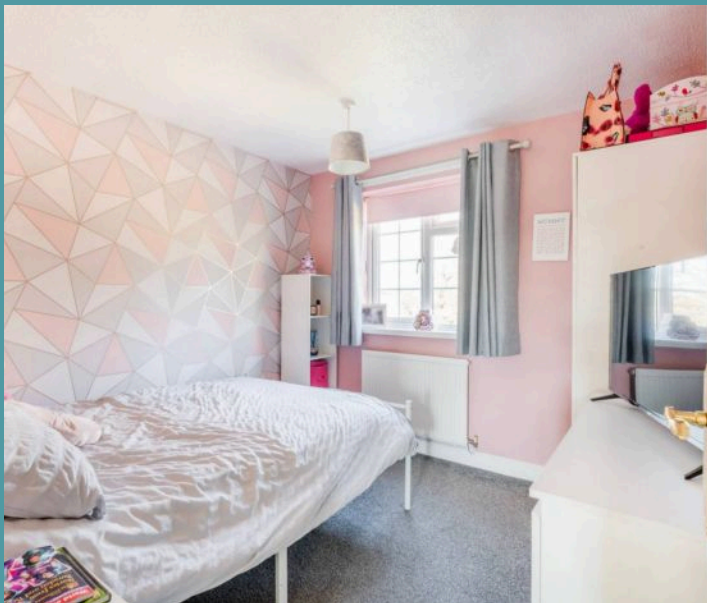
Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D

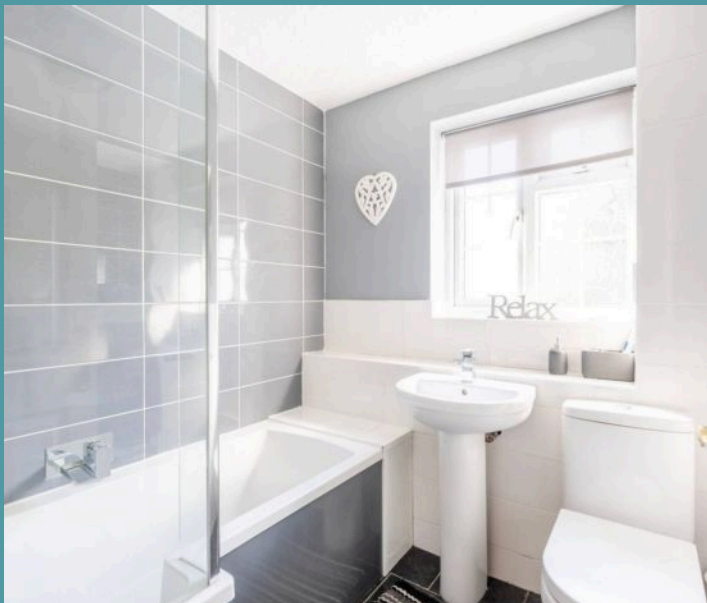




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Carlton Colville, Lowestoft

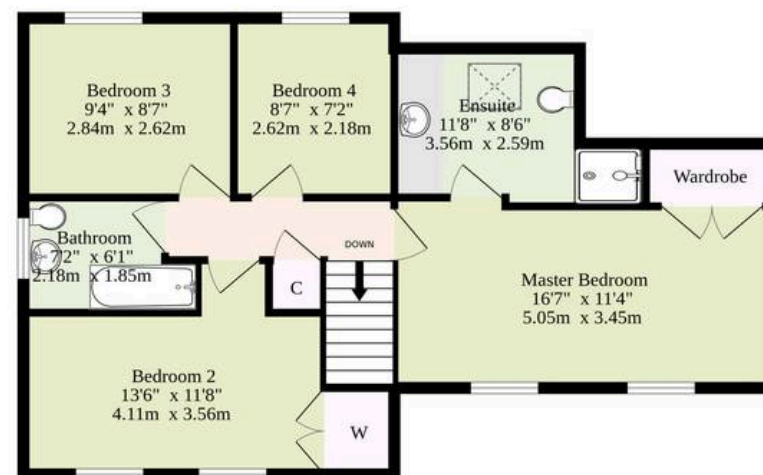
- Detached residence down a quiet cul-de-sac, in the sought-after area of Carlton Colville
- Extended and improved to create a beautiful family home with flexible and spacious accommodation that can adapt to your own preferences and style
- Spacious sitting room opening into the dining room, inviting relaxation and entertaining
- Large sun-lit garden room that extends the reception space, allowing you to enjoy the outdoors within the comfort of your own home
- Kitchen/breakfast room equipped with wall and base units, a breakfast bar unit and integrated appliances, to elevate your cooking experience
- Self-contained annex with versatility, including a kitchen, living room and a shower room
- Four bedrooms, a private en-suite and a family bathroom
- Generous size wrap-around garden that is beautifully maintained, offering endless possibilities for outdoor activities and enjoyment, with a timber storage shed and a summerhouse
- Driveway providing ample off-road parking for multiple vehicles
- Close to local shops, schools, transport, Carlton Marshes for scenic walks and the coast



Ground Floor
1093 sq.ft. (101.5 sq.m.) approx.



1st Floor
640 sq.ft. (59.5 sq.m.) approx.



Sqft Excludes Hallway And Landing

TOTAL FLOOR AREA : 1733 sq.ft. (161.0 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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