



4 Milnes Way, Carlton Colville

Offers in Region of £220,000

4 Milnes Way

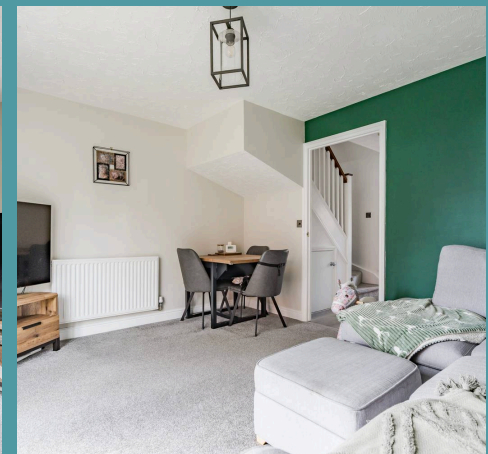
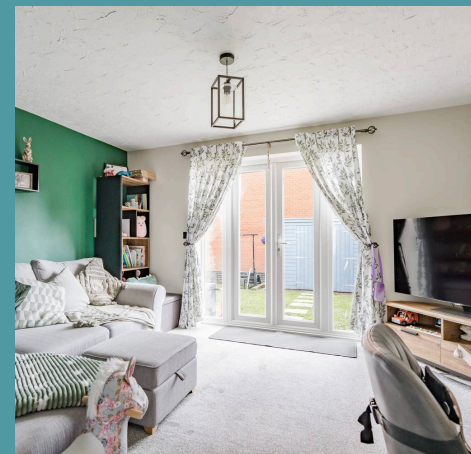
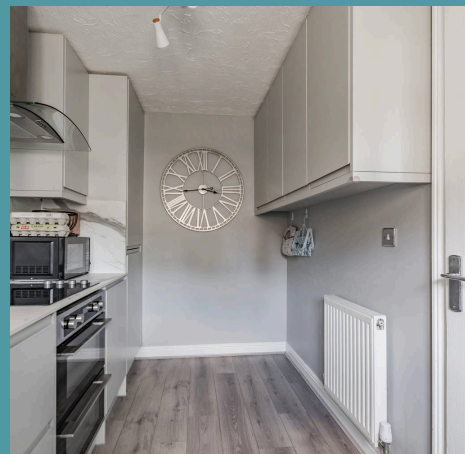
Carlton Colville, Lowestoft

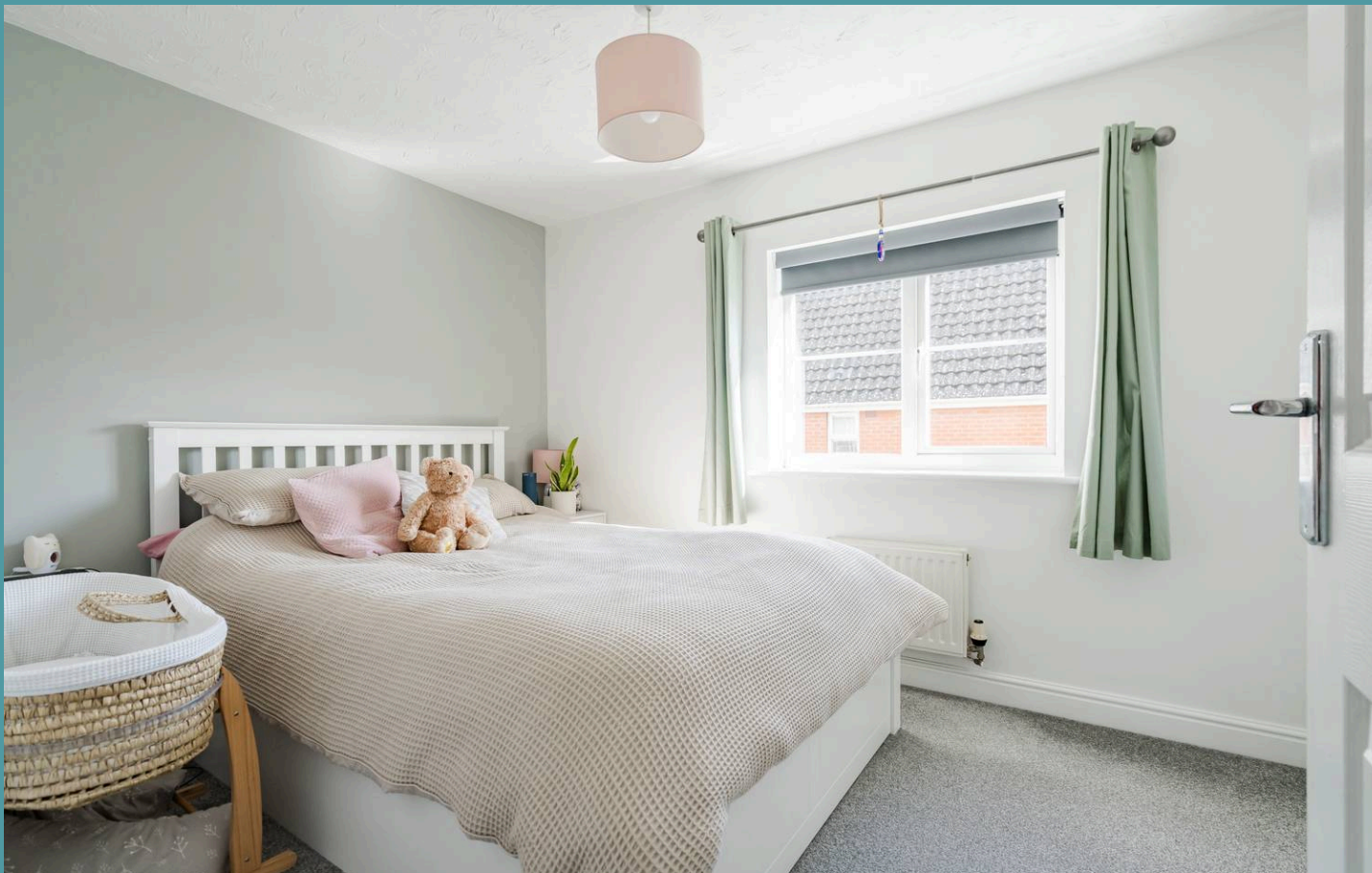
Down a quiet cul-de-sac, set on a corner plot, lies this semi-detached residence in the sought-after area of Carlton Colville. It presents the perfect opportunity for first time buyers, or those wanting a modern interior that is primed for its new occupants to effortlessly settle into. Showcasing an equipped kitchen, a light-filled sitting room, a cloakroom, two double bedrooms and a contemporary bathroom. Externally, you will find a south-facing garden and a driveway providing off-road parking. Acquire this residence today to experience a lifestyle of comfort and ease.

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.





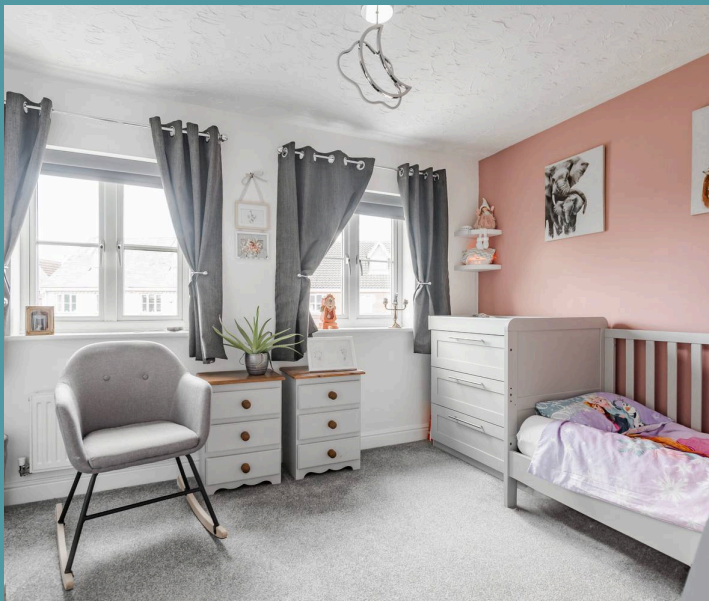
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Carlton Colville, Lowestoft

Upon entry, the kitchen immediately captures attention with its sleek wall and base units, complemented by integrated appliances and ample storage solutions, ensuring both functionality and style are seamlessly intertwined. Moving through the residence, the comfortable sitting room is filled with an abundance of natural light, creating an inviting space that caters to both relaxation and gatherings with loved ones.

The allure of the property continues with two double bedrooms, each thoughtfully designed to offer comfort and privacy. The bathroom comprises of a contemporary suite, including a bathtub with shower attachment, a toilet and a hand wash basin.

Outdoors, the south-facing garden unfolds with a patio area, inviting moments of outdoor leisure and al fresco dining. A timber storage shed adds practicality, while the fully enclosed grounds ensure privacy and seclusion. A brick-weave driveway completes the exterior, offering convenient off-road parking for vehicles.





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Carlton Colville, Lowestoft

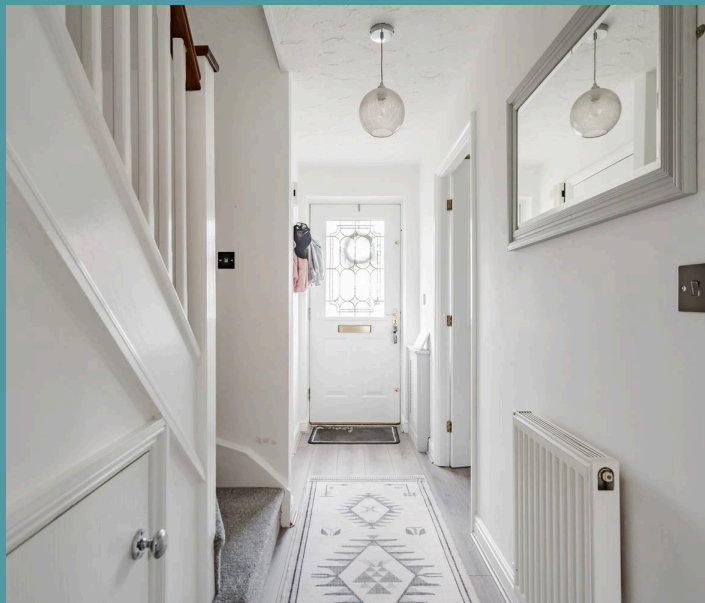
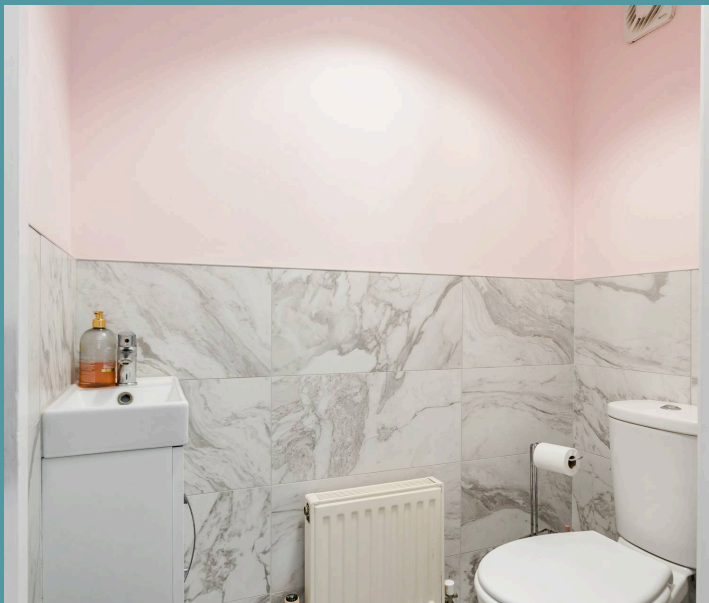
Agents notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

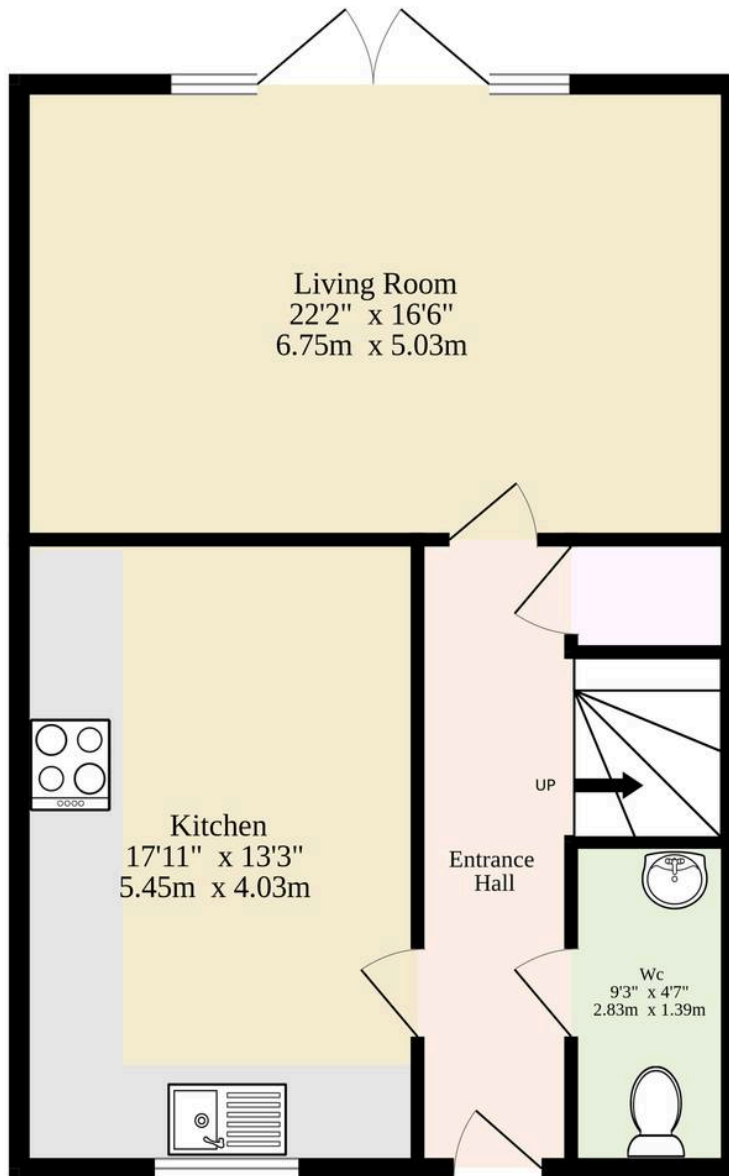
Heating system - Gas central heating.

Council tax band: A

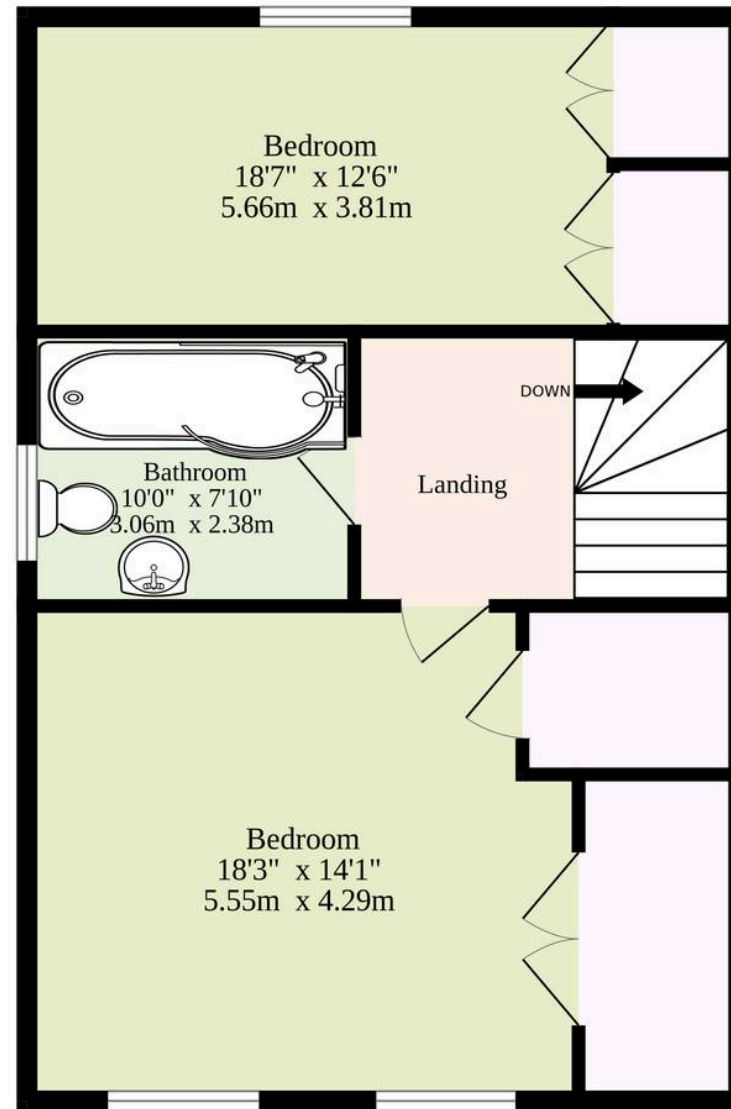
- Semi-detached residence set on a corner plot, down a quiet cul-de-sac in the sought-after area of Carlton Colville
- Perfect first home with modern interior, ready for you to move straight into
- Kitchen equipped with sleek wall and base units, integrated appliances and storage
- Comfortable sitting room filled with natural light, inviting relaxation and entertaining
- Two double bedrooms and a contemporary bathroom suite
- South-facing garden with a patio area and a timber storage shed, fully enclosed for privacy and seclusion
- Brick-weave driveway providing off-road parking
- Close to local shops, schools, bus routes and healthcare facilities



Ground Floor
686 sq.ft. (63.7 sq.m.) approx.



1st Floor
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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