



17 Keel Close, Carlton Colville

Offers Over £285,000



# 17 Keel Close

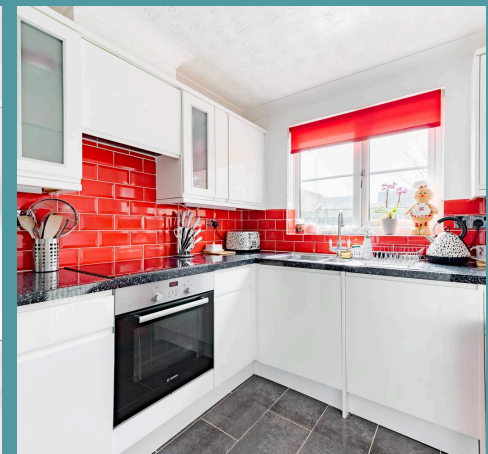
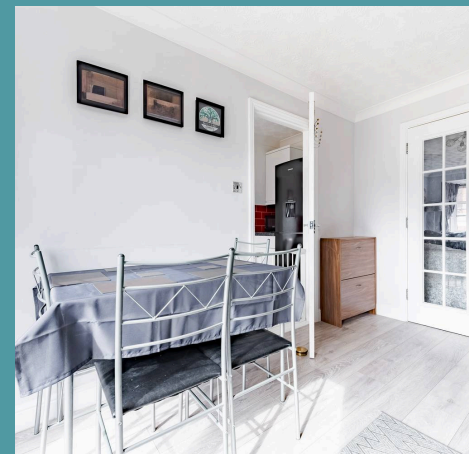
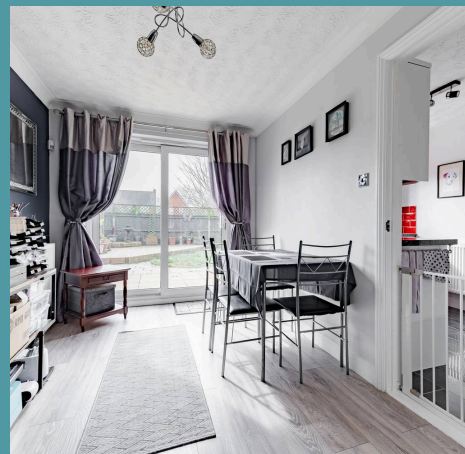
Carlton Colville, Lowestoft

Experience a comfortable family lifestyle within this beautiful detached residence in the sought-after area of Carlton Colville. With easy access to a wide range of amenities, including green areas and local schools, this residence is perfect for growing families. Showcasing a spacious sitting room, an inviting dining room, a well-equipped kitchen, three bedrooms, a private en-suite, a WC and a family bathroom. Externally, you will discover a low maintenance garden, a Resin driveway and a garage/utility. Acquire this home today to enjoy a close-knit community feel.

## 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.







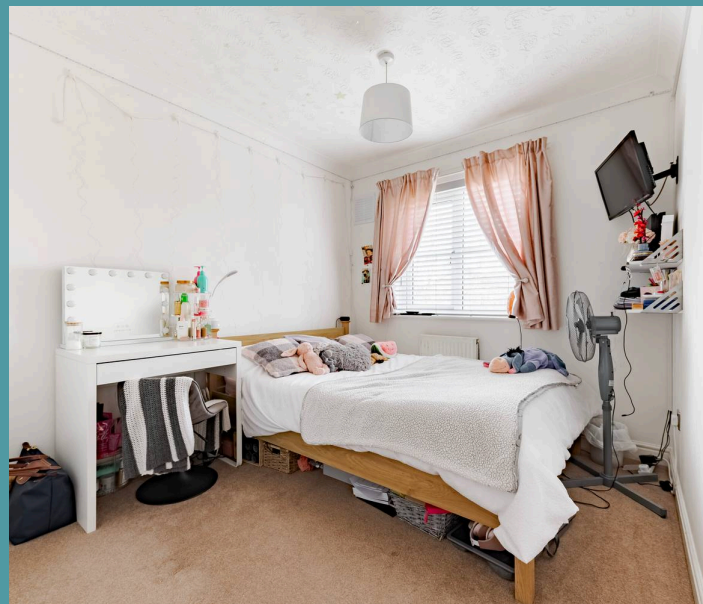
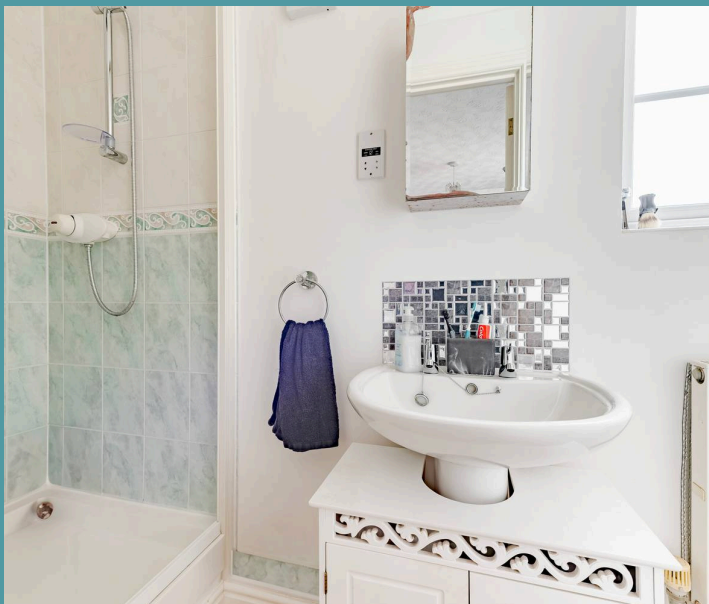
## 17 Keel Close

Carlton Colville, Lowestoft

Upon entry, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property, complemented nicely by a convenient WC. The spacious sitting room is filled with natural light, offering the perfect setting for both relaxation and entertaining. Double doors create a seamless flow into the dining room, encouraging intimate family meals and gatherings with loved ones. The kitchen is equipped with modern wall and base units, integrated appliances including an oven and a hob, as well as plenty of storage space, to enhance your cooking experience. With access into the garage, creating a designated spot for your laundry essentials.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts a built-in wardrobe and a private en-suite, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share a family bathroom, comprising of a three piece suite.

Outside, the low maintenance garden has been thoughtfully designed to provide a serene backdrop for outdoor living. A patio offers the ideal spot for al fresco dining, while a neatly manicured lawn and decked terrace provide additional areas for garden activities or hosting a family bbq. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a Resin driveway providing off-road parking, leading up to a garage for storage options.







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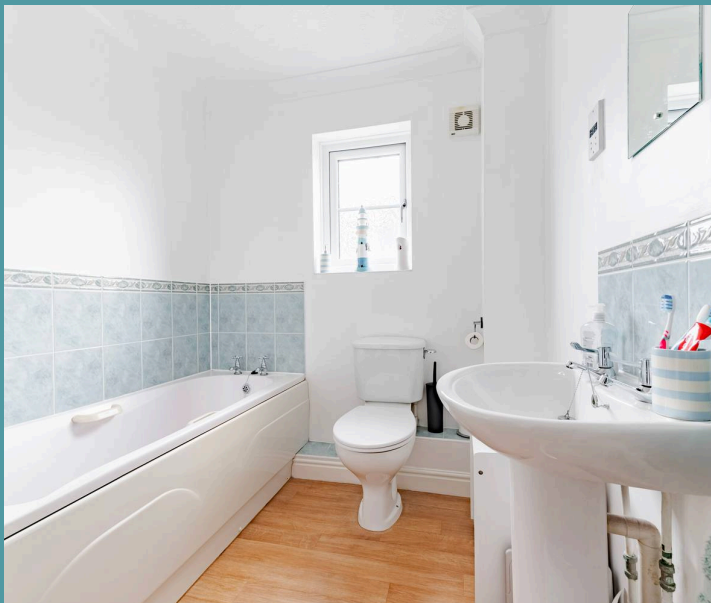
### Agents notes

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

Heating system - Gas central heating.

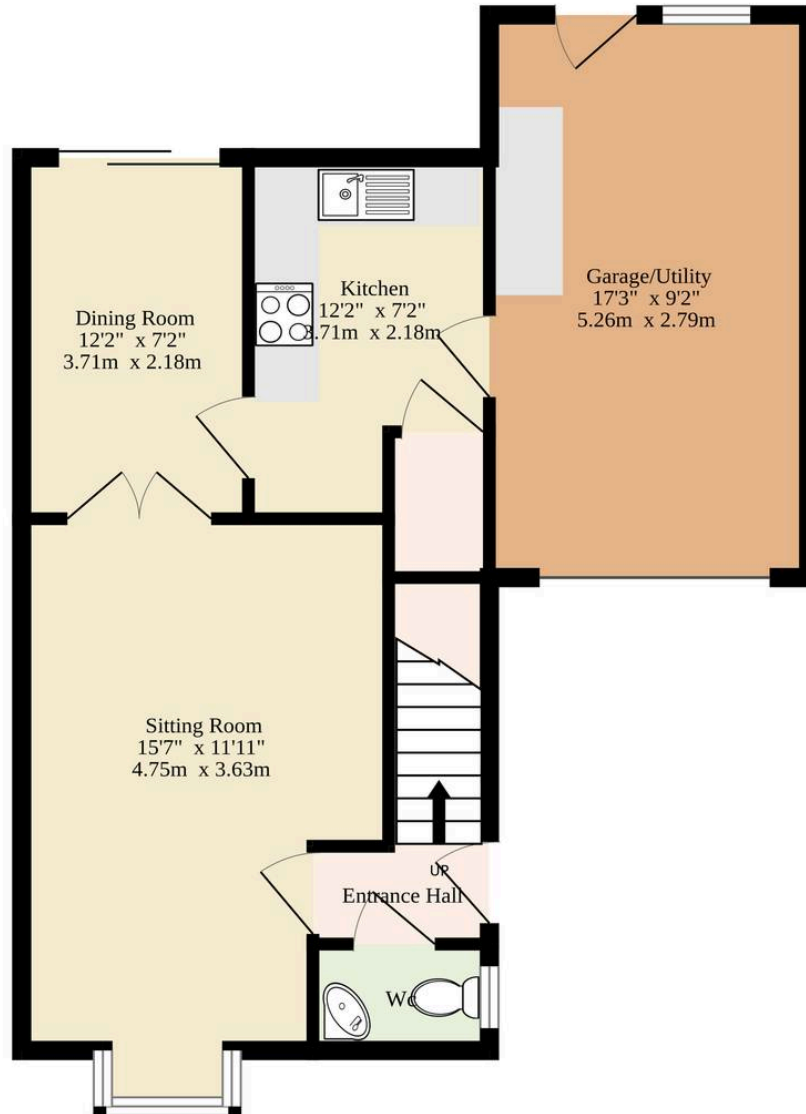
Council tax band: C

- Detached residence in the sought-after area of Carlton Colville
- Beautiful family home that is well-presented throughout, ready for you to make it your own
- Welcoming entrance hall, complete with a convenient WC
- Spacious sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen equipped with modern fixtures and fittings, complemented by a dining room
- Three bedrooms, a private en-suite and a family bathroom
- Low maintenance garden with a patio, lawn and decked terrace, fully enclosed for privacy and seclusion
- Resin driveway providing off-road parking and a garage/utility for storage options
- Close to local shops, schools, transport, healthcare facilities and scenic walks at Carlton Marshes

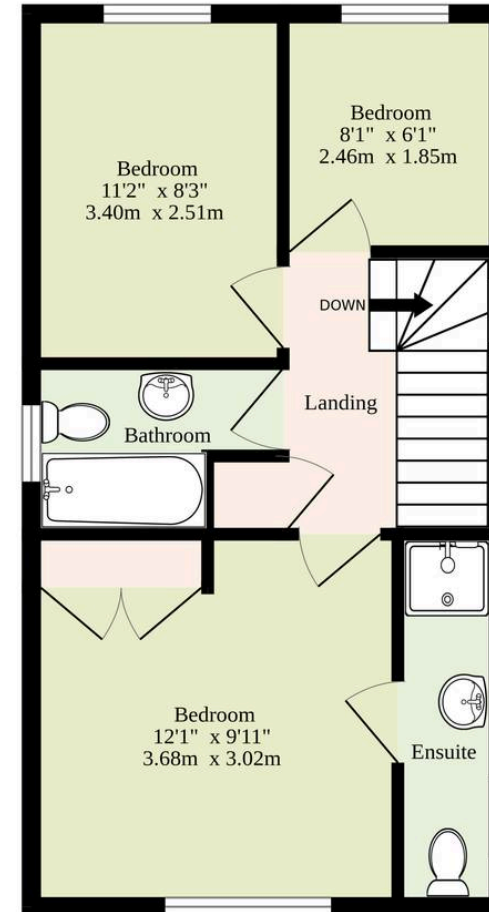




Ground Floor  
545 sq.ft. (50.6 sq.m.) approx.



1st Floor  
321 sq.ft. (29.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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