



5 Rochdale, Carlton Colville
£270,000

5 Rochdale

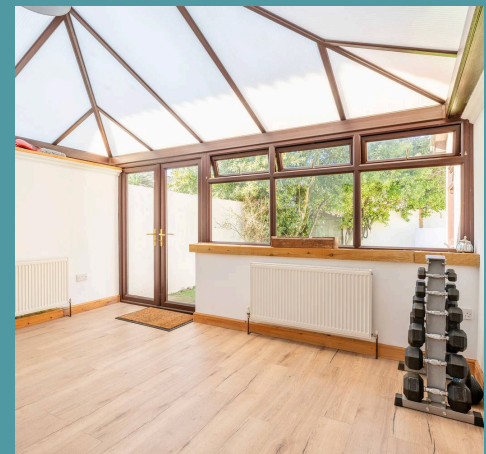
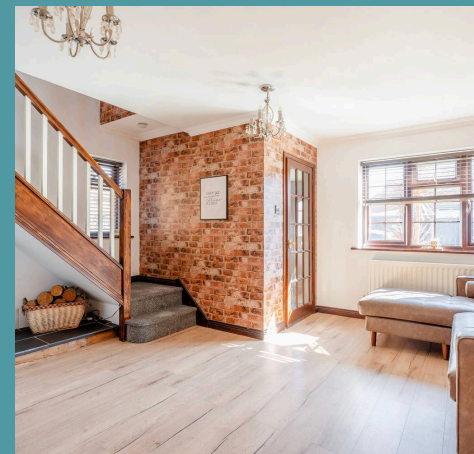
Carlton Colville, Lowestoft

Down a quiet cul-de-sac in the sought-after area of Carlton Colville, lies this semi-detached residence that has been fully renovated to a high standard. Its accommodation can adapt to your own preferences and style, perfectly suited for a growing family. Its interior showcases an inviting sitting room, an open-plan kitchen/breakfast room with a utility area, a sun-lit conservatory, a versatile bar/entertainment room, three bedrooms and a family bathroom. Externally, you will find a maintained garden with a decked terrace and a gated driveway providing off-road parking.

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.





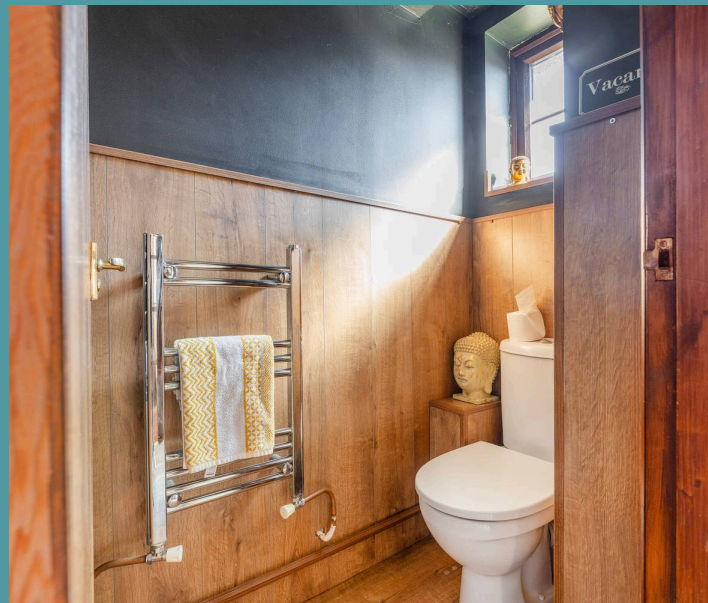
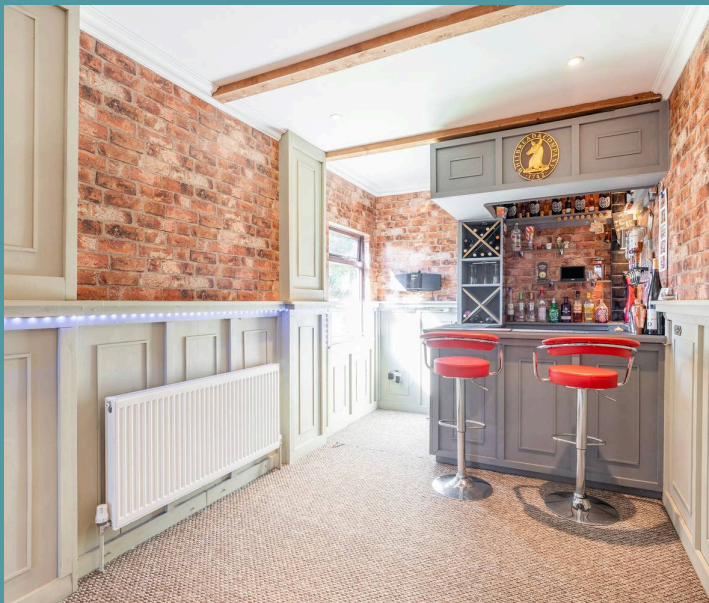
5 Rochdale

Carlton Colville, Lowestoft

Upon entering this beautiful home, you are greeted by a welcoming ambience that sets the tone for the exceptional living experience that awaits within. Renovated to a high standard, the interior design is comfortable with a contemporary style, creating a space that is as functional as it is aesthetically pleasing. The bright and airy entrance hall is complemented by a convenient WC, opening into the spacious sitting room that invites relaxation and entertaining.

At the heart of the home lies an open-plan kitchen/breakfast room, equipped with high-quality fixtures and fittings, including modern wall and base units and integrated appliances, to enhance your cooking experience. Complemented by a functional utility room for additional storage space and laundry essentials. The presence of a sun-lit conservatory seamlessly extends the reception space, allowing you to enjoy the outdoors within the comfort of your home.

A highlight of the home is the extensive dining room, currently utilised as a bar/entertainment room, suitable for hosting special occasions with loved ones. This space can be versatile, with the option to be an office for those that work from home, a gym, a playroom for larger families or additional accommodation if required.





5 Rochdale

Carlton Colville, Lowestoft

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. Each room flaunt built-in cupboards for storage options. Completing the upper floor is a family bathroom, comprising of a three piece suite, accommodating all residents in the household.

Towards the rear is a well-kept garden, that is predominately laid to lawn, with a raised decked terrace for your outdoor seating arrangements. This enclosed space is perfect for hosting summer bbqs, alfresco dining or garden activities. At the front of the residence is a gated driveway, providing off-road parking.

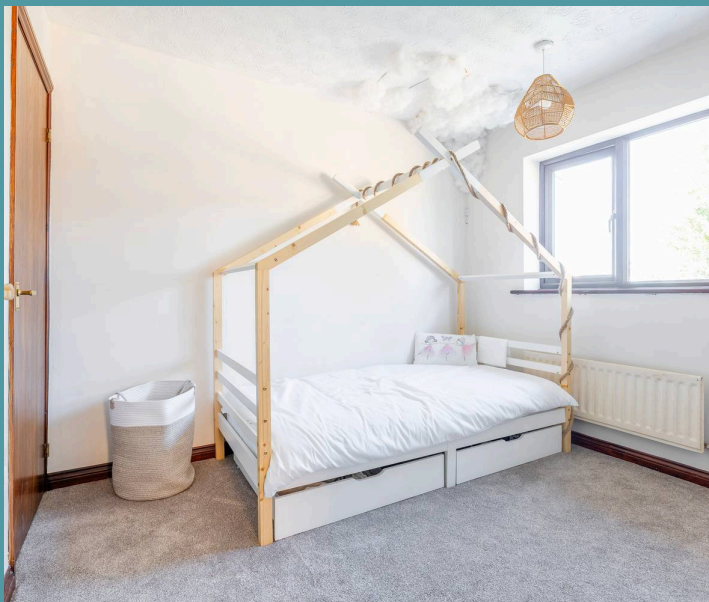
Agents notes

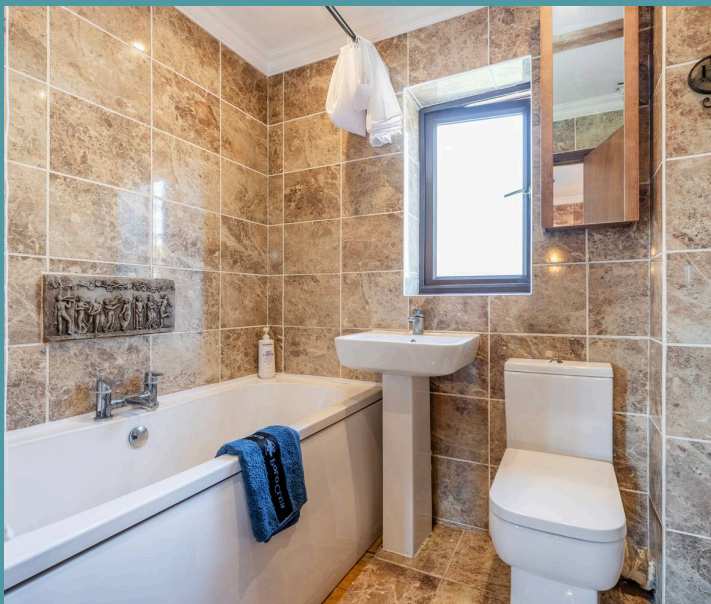
We understand that this property is freehold.

Connected to mains water, gas, electricity and drainage.

Heating system - Gas central heating.

Council Tax Band: B



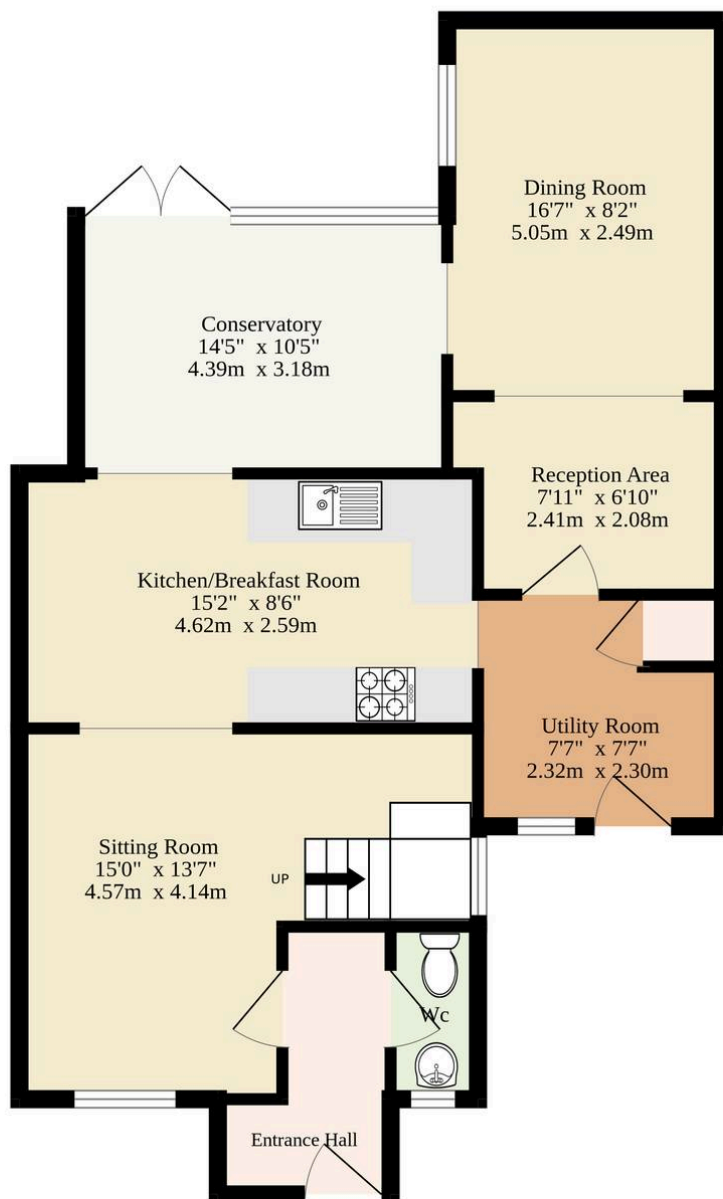


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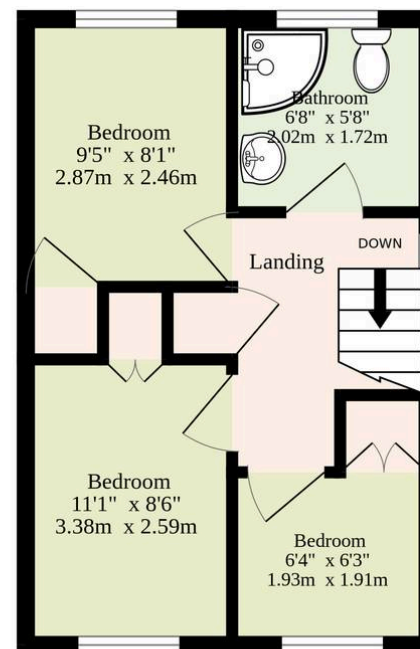
Carlton Colville, Lowestoft

- Semi-detached residence down a quiet cul-de-sac, in the sought-after area of Carlton Colville
- Renovated to a high standard throughout, creating a comfortable and contemporary design to elevate your living experience
- Spacious sitting room inviting relaxation and entertaining
- Open-plan kitchen/breakfast room, equipped with high-quality fixtures and fittings, complemented by a functional utility room
- Large sun-lit conservatory that extends the reception space, creating a flexible space that can adapt to your own requirements
- Extensive dining room that is currently utilised as a bar/entertainment room, suitable for those who enjoy hosting guests, if you require a home office or additional accommodation
- Three bedrooms with built-in storage and a family bathroom
- Enclosed well-kept garden with a decked terrace and a driveway providing off-road parking
- Close to local shops, schools, transport, healthcare facilities, Carlton Marshes for scenic walks and the coast

Ground Floor
773 sq.ft. (71.8 sq.m.) approx.



1st Floor
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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