



58 Rushton Drive, Carlton Colville

Offers in Region of £425,000



# 58 Rushton Drive

Carlton Colville, Lowestoft

Proudly positioned in the sought-after area of Carlton Colville, lies this exquisite detached residence that is presented as the perfect family home. Extended in 2018, this home offers flexible and spacious accommodation that can adapt to your own preferences and style. Showcasing a fully equipped Wren kitchen, an extended orangery with bi-fold doors and a roof lantern, a spacious sitting room, a WC, six bedrooms, a private en-suite and a recently renovated shower room and a bathroom. Externally, you will find a landscaped garden, a double driveway and a double garage. Acquire this home to experience a lifestyle of comfort and luxury.

## 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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Step inside, where you are greeted by a bright and airy entrance hall, complemented nicely by a convenient WC. The spacious interior has been thoughtfully designed to accommodate all aspects of modern family living. The home's flexible layout allows for easy adaption, ensuring that it can be tailored to suit the unique preferences and style of its occupants.

The heart of the home lies in the newly installed Wren kitchen, designed to elevate your cooking experience to new heights. Equipped with modern wall and base units, premium integrated appliances and plenty of storage space, creating a space that is both functional and aesthetically pleasing.

Connected to the kitchen is the extended orangery, a light-filled space that seamlessly blends indoor and outdoor living. Large bi-fold doors open up to reveal the landscaped garden, while a roof lantern allows natural light to flood in, creating an ideal setting for hosting gatherings and entertaining guests. It flows seamlessly into a spacious sitting room, complete with a wood burner that adds a touch of warmth and charm. This inviting space is perfect for relaxation, providing a comfortable setting for quiet evenings in or socialising with loved ones.





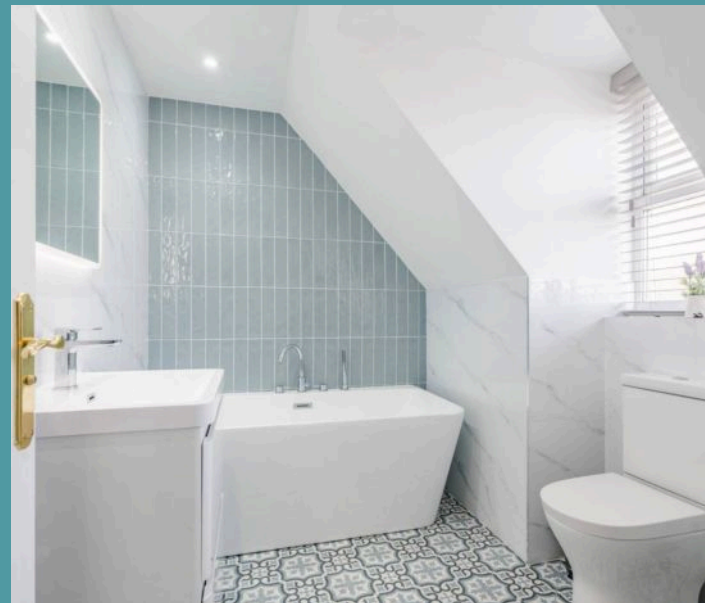
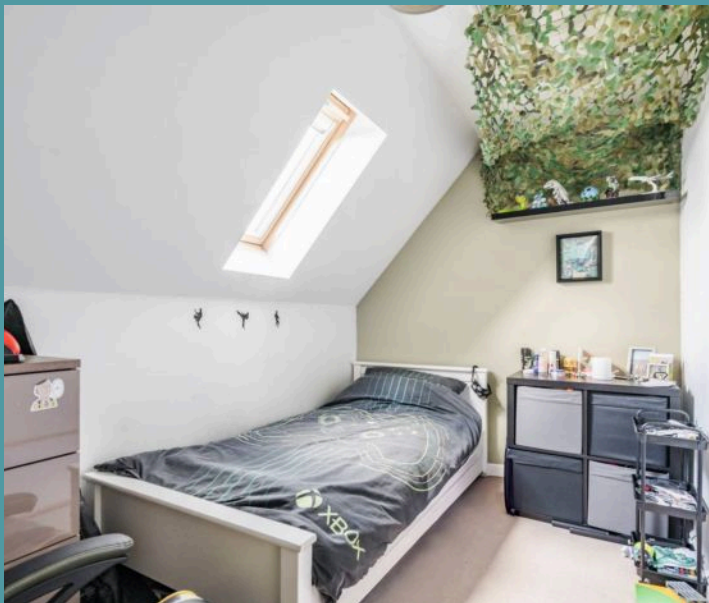


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Making your way upstairs, you will find six well-appointed bedrooms spread across two floors. The master bedroom flaunts a private en-suite and built-in wardrobes, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share a recently renovated shower room and a bathroom, both finished to the highest standard with contemporary fixtures and fittings.

Outside, the landscaped garden has been designed with both aesthetics and practicality in mind. A low maintenance artificial lawn and porcelain tiles create a sophisticated outdoor space that is fully enclosed, promising privacy and seclusion. The double driveway provides ample off-road parking for multiple vehicles, while the double garage offers storage options for vehicles or belongings.



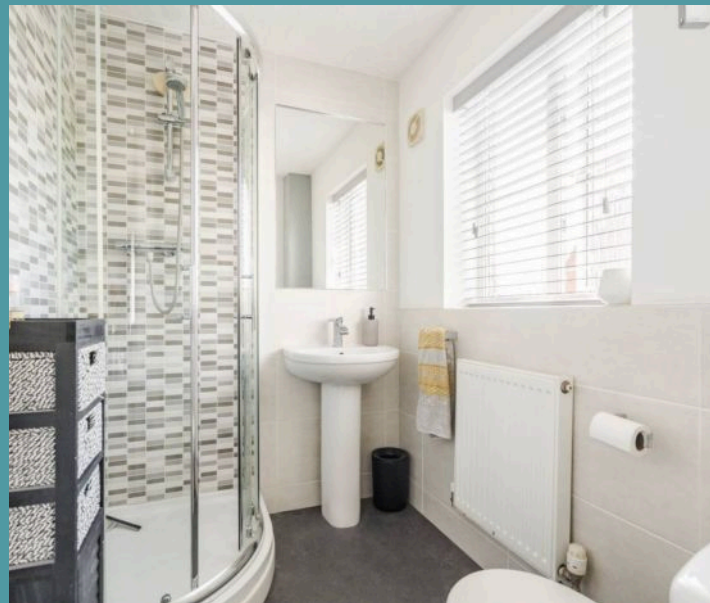
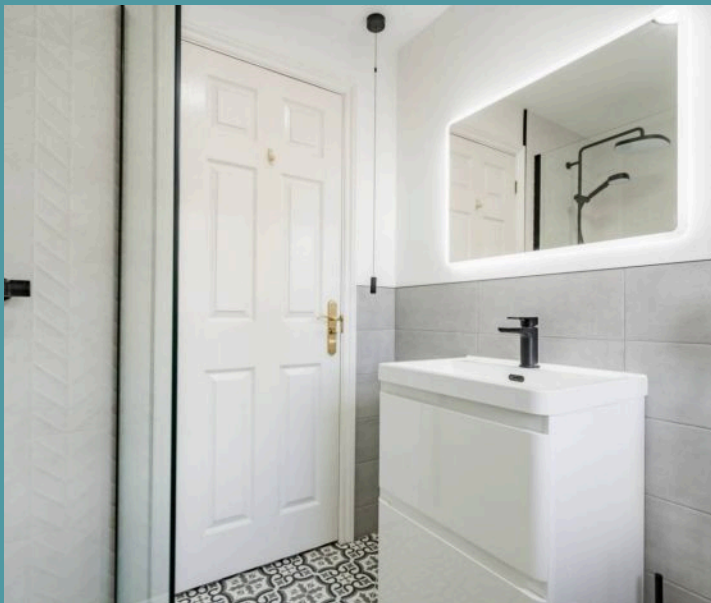




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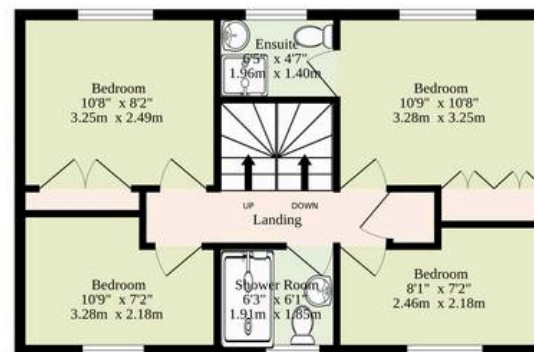
- Exquisite detached residence in the sought-after area of Carlton Colville
- Beautiful family home with flexible and extended accommodation to adapt to your own preferences and style
- Fully equipped Wren kitchen installed in 2022 to enhance your cooking experience
- Extended orangery flaunting large bi-fold doors and a roof lantern, perfect for hosting and entertaining occasions
- Spacious sitting room accentuated by a wood burner, inviting relaxation and entertaining
- Six bedrooms across two floors, a private ensuite and a recently renovated shower room and a bathroom
- Landscaped garden consisting of a low maintenance artificial lawn and porcelain tiles, fully enclosed for privacy and seclusion
- Double driveway providing ample off-road parking and a double garage for storage options
- Made to measure blinds in every room
- Close to local shops, schools, transport links and healthcare facilities



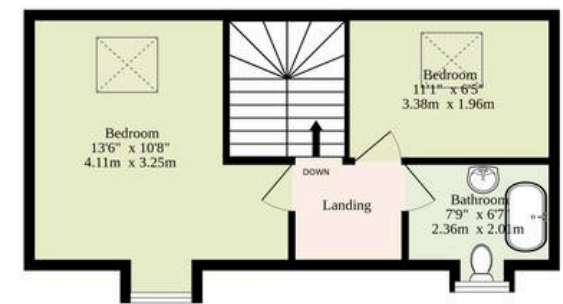
Ground Floor  
1015 sq.ft. (94.3 sq.m.) approx.



1st Floor  
447 sq.ft. (41.5 sq.m.) approx.



2nd Floor  
309 sq.ft. (28.7 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1771 sq.ft. (164.5 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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