



## 16 Beverley Court, Carlton Colville

Offers Over £280,000

# 16 Beverley Court

Carlton Colville, Lowestoft

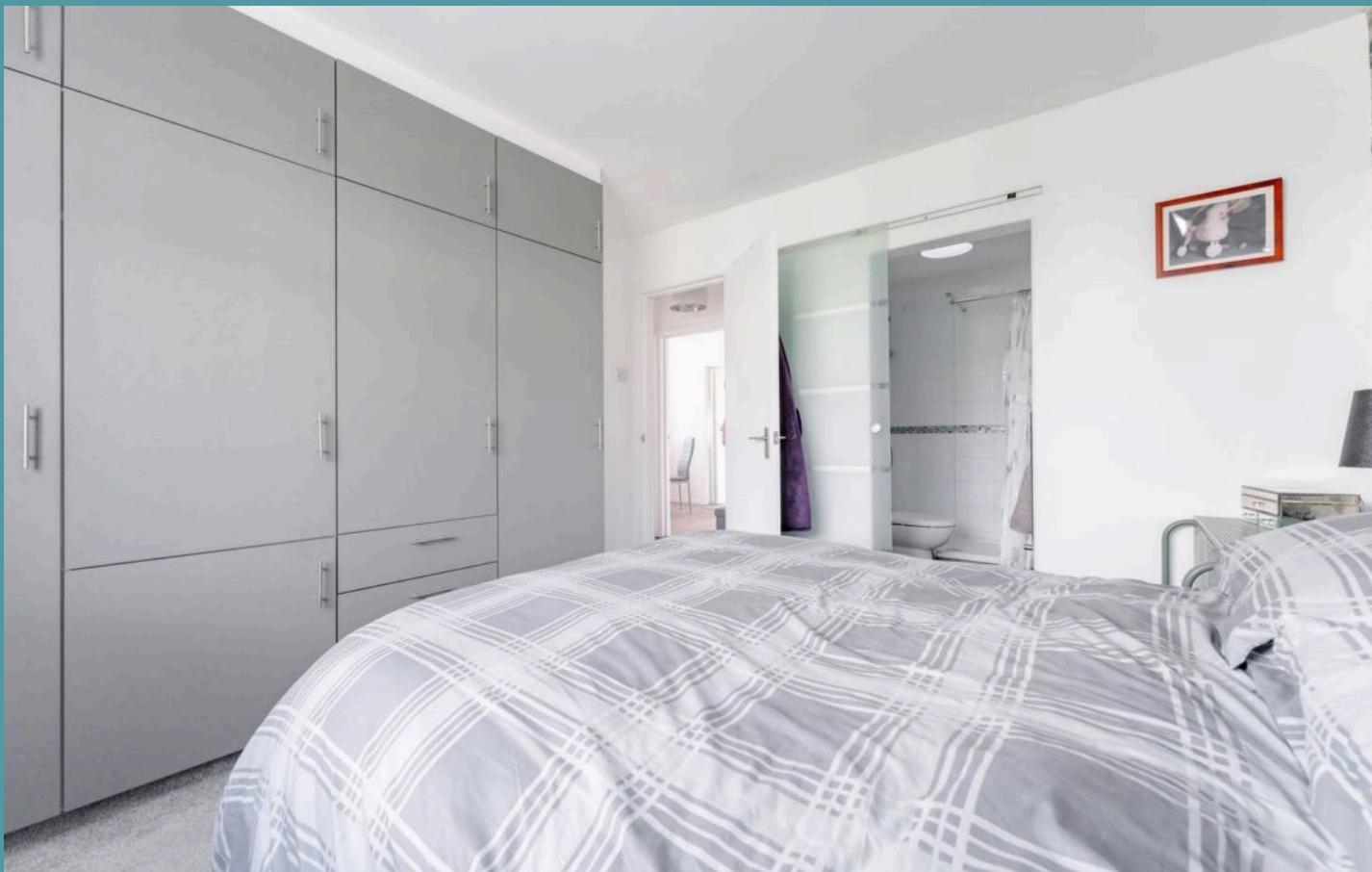
Acquire a family home that is as functional as it is inviting, with spacious and flexible accommodation that can adapt to your own preferences and style. This extended bungalow showcases a modern kitchen, an open-plan sitting/dining room, a versatile snug, a large conservatory, four bedrooms, a private en-suite, a WC and a shower room. Externally, you will find a beautifully maintained garden, a driveway with a carport and a store. Don't miss the chance to acquire this home and make it your own.

## 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 this spacious bungalow, where you are immediately drawn to the modern kitchen, equipped with an array of wall and base units for storage, appliances and the addition of a pantry-style cupboard, enhancing your cooking experience. The property further unfolds to reveal an inviting open-plan sitting/dining room, perfectly designed for both relaxation and entertaining purposes. With access into a versatile snug, with the option to be a bedroom or home office. Positioned at the rear of the home, lies a large conservatory, granting a heightened sense of space and serenity, while enjoying the outdoors from the comfort of your own home.

Accommodation is equally impressive, comprising four bedrooms that vary in size, with a private en-suite and a shower room within the main residence. One bedroom was previously a part of the garage, that has been converted to provide additional accommodation, with a convenient WC. This space has the potential to be converted into an annex (stpp).





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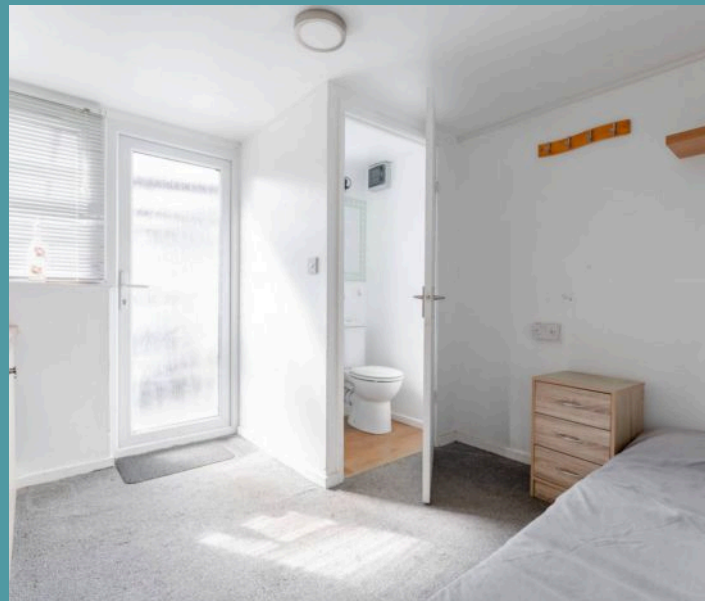
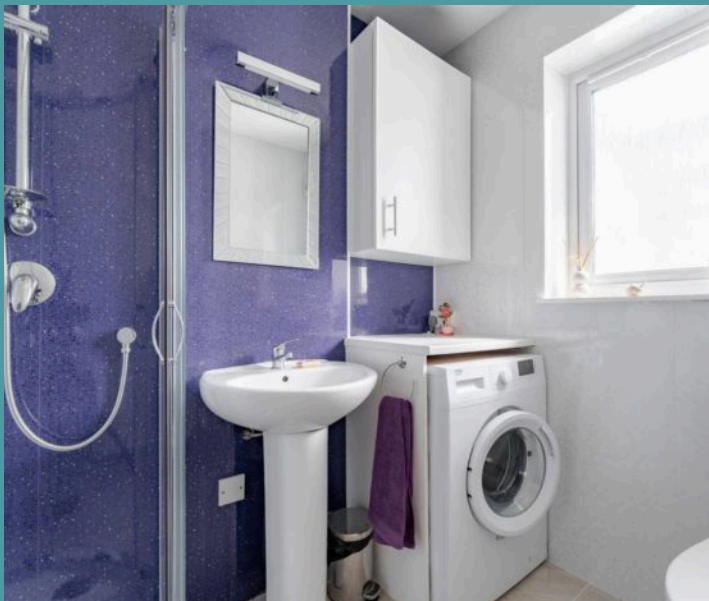
Carlton Colville, Lowestoft

The well-established garden, of a generous size, offers endless possibilities for outdoor activities and enjoyment. It is predominately laid to lawn, with winding pathways, planted borders, mature trees and a fish pond, adding character to the beautiful space. There are several areas for seating arrangements, to enjoy summer bbqs or simply relaxing. A greenhouse is perfect for garden enthusiasts, with ample amount of space for a timber shed or summerhouse. Overall, it is fully enclosed for privacy and seclusion.

At the front of the residence is a low-maintenance frontage, with a shingled area and planted beds. The paved driveway leads up to a gated carport, for secure and sheltered parking. A store is perfect for storing your belongings and garden equipment.

**Agents note**

Freehold





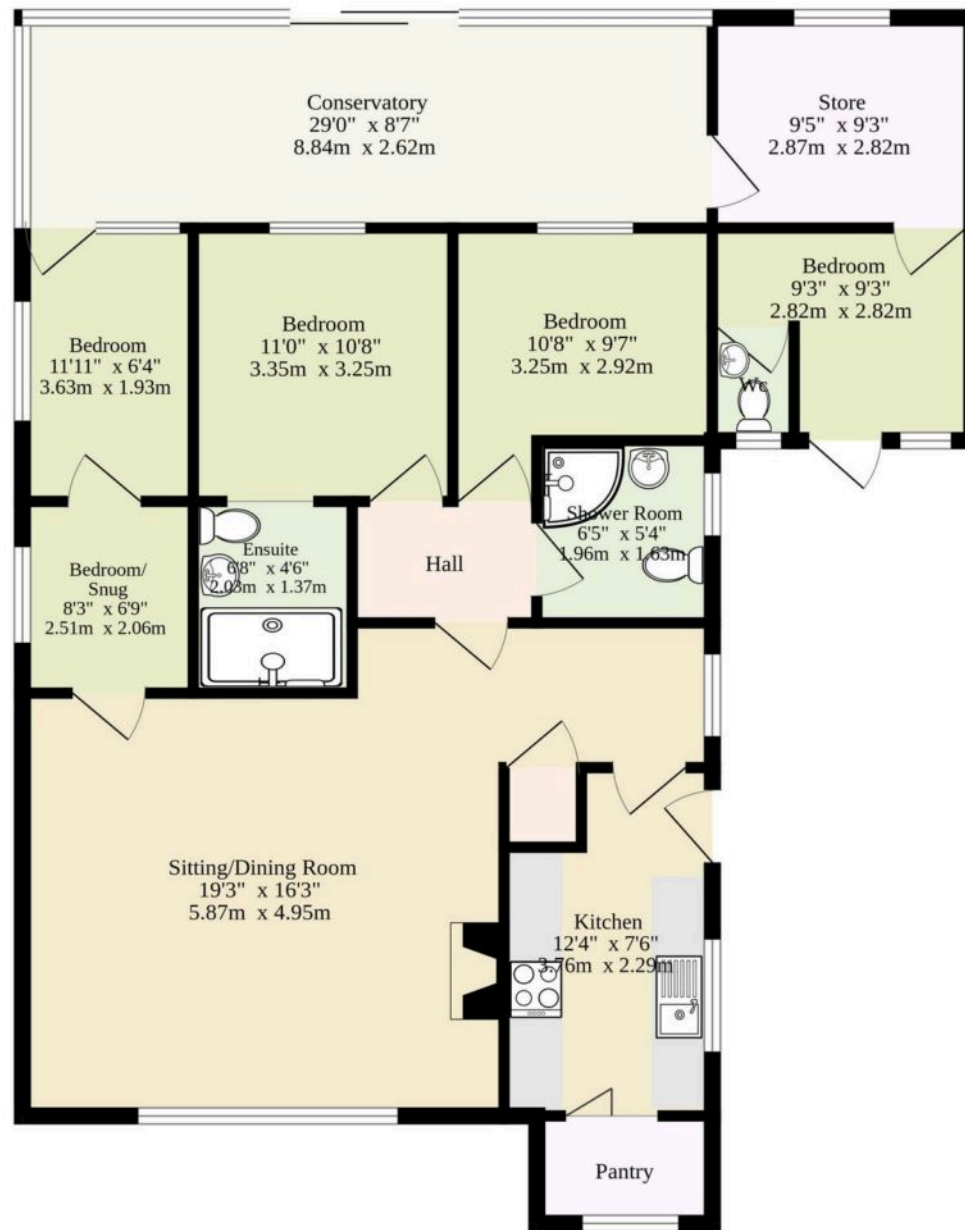
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Carlton Colville, Lowestoft

- Extended detached bungalow in the sought-after area of Carlton Colville
- Spacious and flexible accommodation to adapt to a family lifestyle
- Modern kitchen equipped with wall and base units, appliances and storage, with the addition of a pantry-style cupboard
- Open-plan sitting/dining room inviting relaxation and entertaining
- Large conservatory that extends the reception space, allowing you to enjoy the outdoors from the comfort of your own home
- Four bedrooms and a versatile snug, completed with a private en-suite, a WC and a family bathroom
- Well-established garden that is a generous size, offering endless possibilities for outdoor activities and enjoyment
- Driveway leading up to a carport for off-road parking multiple vehicles
- Close to local shops, schools, transport links and healthcare facilities



Ground Floor  
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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