



36 Dorley Dale, Carlton Colville
£360,000

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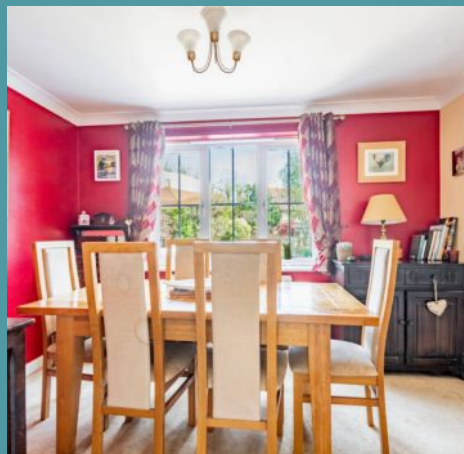
Carlton Colville, Lowestoft

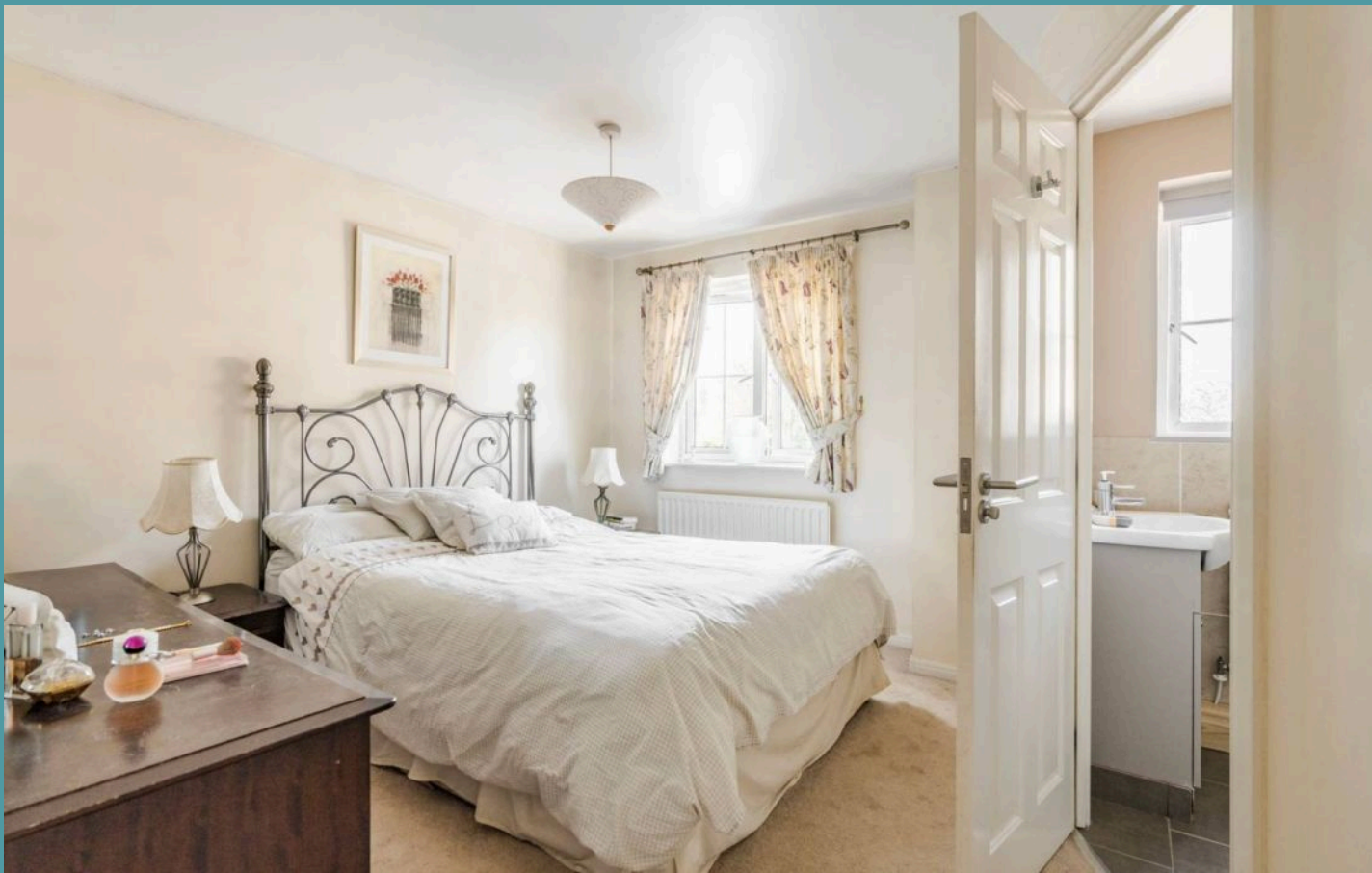
Welcome to this beautiful detached home, set down a quiet cul-de-sac within the sought-after area of Carlton Colville. It presents itself as the perfect family home with spacious and flexible accommodation, that can adapt to your own lifestyle preferences. Showcasing an inviting sitting room, a dining room, a stunning conservatory, a fitted kitchen, a functional utility room, a cloakroom, four bedrooms that vary in size, two private en-suites and a family bathroom. Externally, you will find a well-established and maintained garden that is fully enclosed, along with a driveway and a garage. Acquire this home to experience a lifestyle of comfort and ease, within 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.





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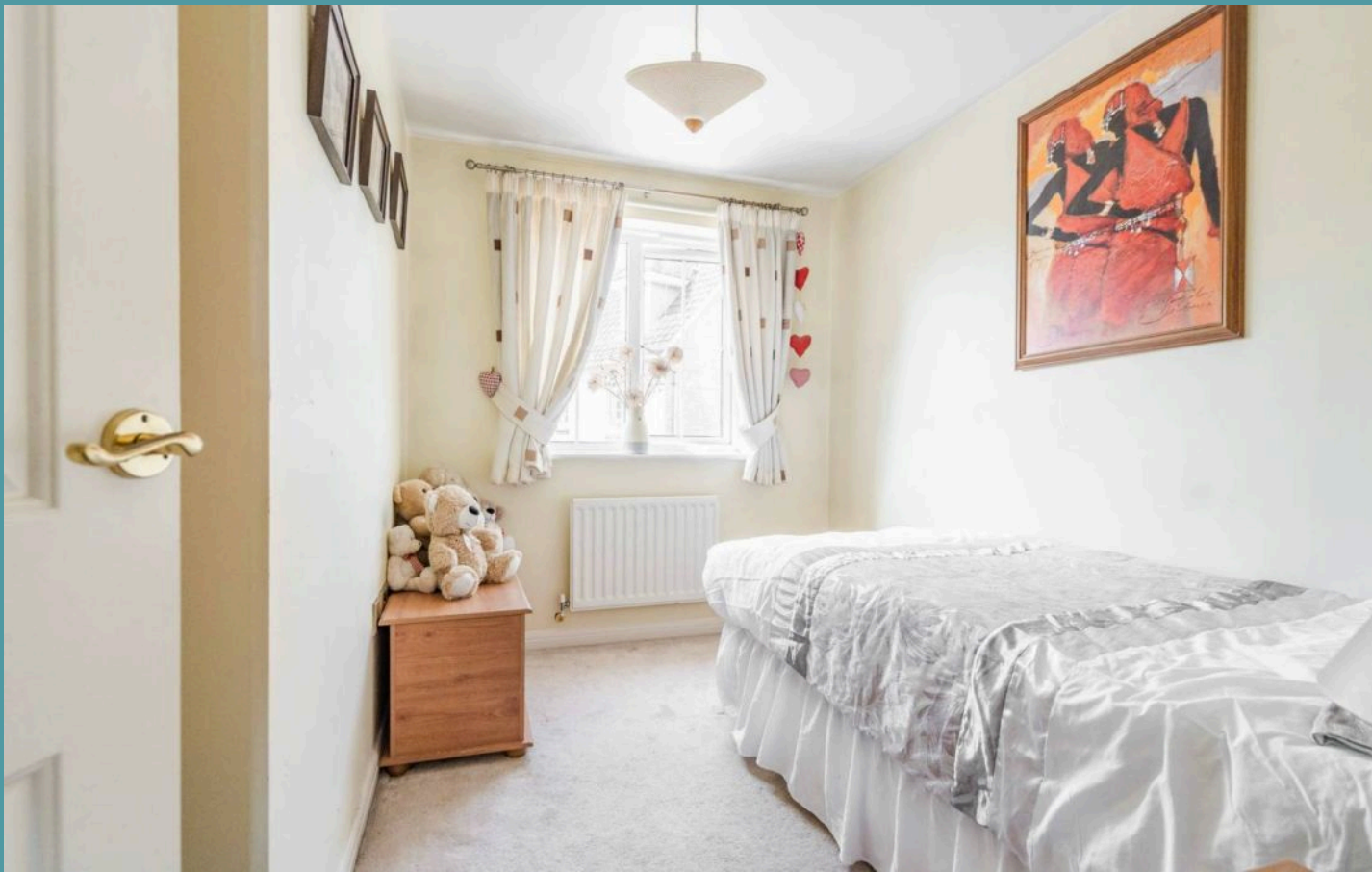
Upon entry, you are greeted by a warm and inviting ambience that permeates throughout the entirety of this beautiful home. The sitting room and the dining room serves as the focal point of the ground floor, providing a seamless flow between relaxation and entertainment. Perfect for hosting gatherings or simply relaxing after a long day.

Adding to the allure of this property is a stunning conservatory that extends the reception space, flooding the interiors with an abundance of natural light while offering views of the garden.

The kitchen is equipped with wall and base units, appliances and a functional utility room, to be able to cook your favourite meals. There is an additional reception room/study, with the option to be a home office, a playroom or additional accommodation. Completing the ground floor is a cloakroom, for convenience and ease.



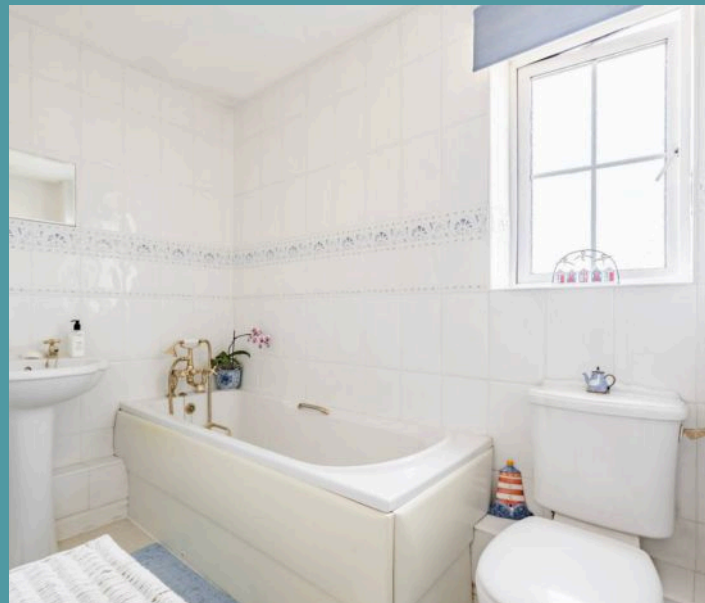
Ascending to the upper level, you will find four bedrooms that vary in size, each thoughtfully designed to offer the utmost relaxation and privacy. Two bedrooms flaunt private en-suites, adding a luxury yet convenient touch to your everyday routine. A family bathroom serves the remaining bedrooms, comprising of a three piece suite.



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Externally, the property is enveloped by a well-established and maintained garden. The patio area is suitable for your outdoor seating arrangements, to enjoy al-fresco dining, summer bbqs or simply relaxing in the afternoon sunshine. The laid to lawn is bordered by planted beds and shrubbery, along with vegetable patches, a greenhouse and a chicken coop for garden enthusiasts. Overall, it is fully enclosed so you can enjoy in seclusion and privacy. At the front of the residence is a driveway providing off-road parking for multiple vehicles and electric doors that opens into a garage for storage options.





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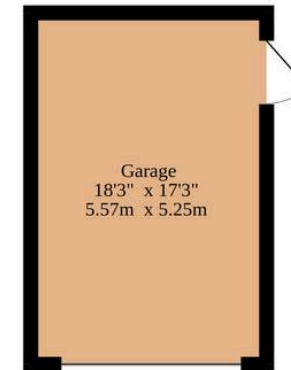
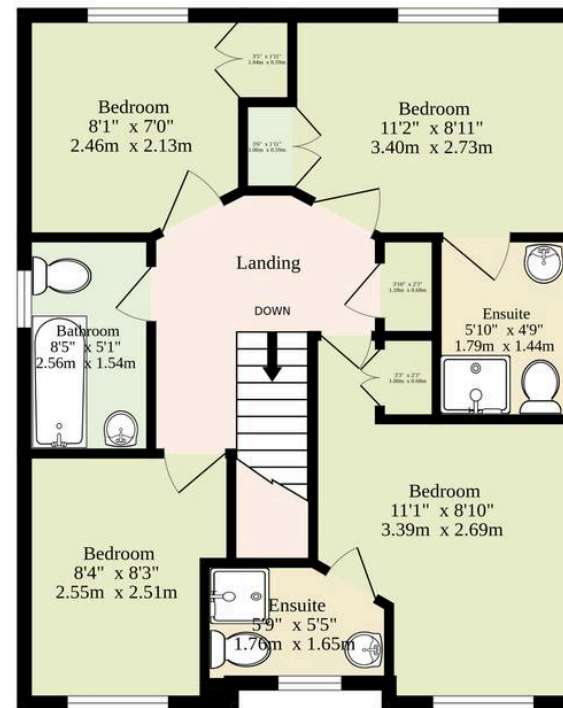
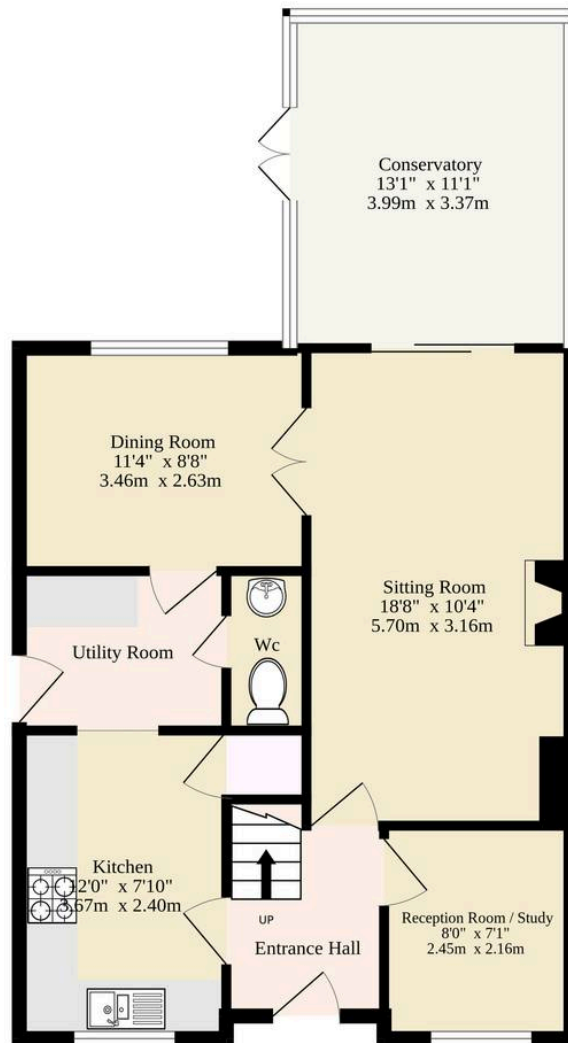
- No onward chain
- Set on a large corner plot down a quiet cul-de-sac, lies this detached residence in the highly sought-after area of Carlton Colville
- Beautiful family home with spacious and flexible accommodation to adapt to your own lifestyle preferences
- Spacious sitting room and a separate dining room, inviting relaxation and entertaining
- Stunning conservatory that is filled with natural light, allowing you to enjoy the outdoors within the comfort of your own home
- Kitchen fitted with wall and base units, appliances and plenty of storage space, to be able to cook your favourite meals
- Functional utility room and a convenient ground floor cloakroom
- Four bedrooms that vary in size, two private en-suites and a family bathroom
- Well-established and maintained garden that is fully enclosed for privacy and seclusion
- Driveway providing off-road parking for multiple vehicles and a garage for storage options



Ground Floor
704 sq.ft. (65.4 sq.m.) approx.

1st Floor
608 sq.ft. (56.5 sq.m.) approx.

Garage
314 sq.ft. (29.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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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