



## 6 Beverley Court, Carlton Colville

Offers in Region of £325,000



# 6 Beverley Court

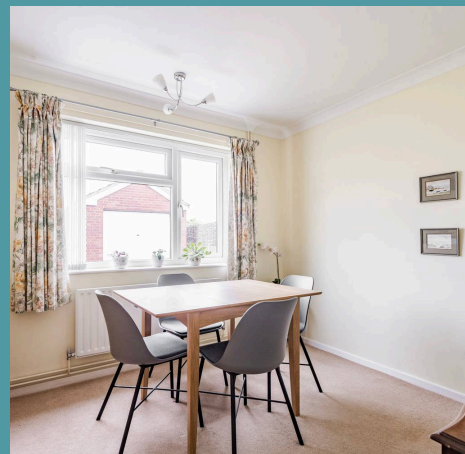
Carlton Colville, Lowestoft

This extended residence offers an ideal setting for those that require the convenience of a single-floor layout, making it the perfect home for downsizers or those with mobility considerations. Showcasing an open-plan sitting/dining room, a modern kitchen, a utility room, three bedrooms, a bathroom and a shower room. Externally, you will find a beautifully maintained garden, a driveway providing off-road parking and a garage for storage options. Don't miss the chance to acquire this home and experience a lifestyle of comfort and ease, within the sought-after area of Carlton Colville.

## 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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Carlton Colville, Lowestoft

As you step inside, you are greeted by an open-plan sitting and dining room that is filled with an abundance of natural light, inviting relaxation and entertaining. The kitchen is equipped with modern wall and base units, integrated appliances and storage, to enhance your cooking experience. A functional utility room provides additional storage space and areas for your laundry appliances.

This bungalow offers three well-appointed bedrooms, each thoughtfully designed to provide comfort and privacy. The master bedroom flaunts a walk-in wardrobe, offering ample storage for your essentials, while a well-appointed bathroom and a separate shower room both comprise of a three piece suite, accommodating all residents in the household.



Outside, you will find a beautifully maintained garden that is predominately laid to lawn, with a patio area for your outdoor seating arrangements, to enjoy summer bbqs or simply relaxing in the afternoon sunshine. It is fully enclosed so you can enjoy in privacy and seclusion. At the front of the residence is a driveway providing ample off-road parking, leading down to a double length garage for storage options.





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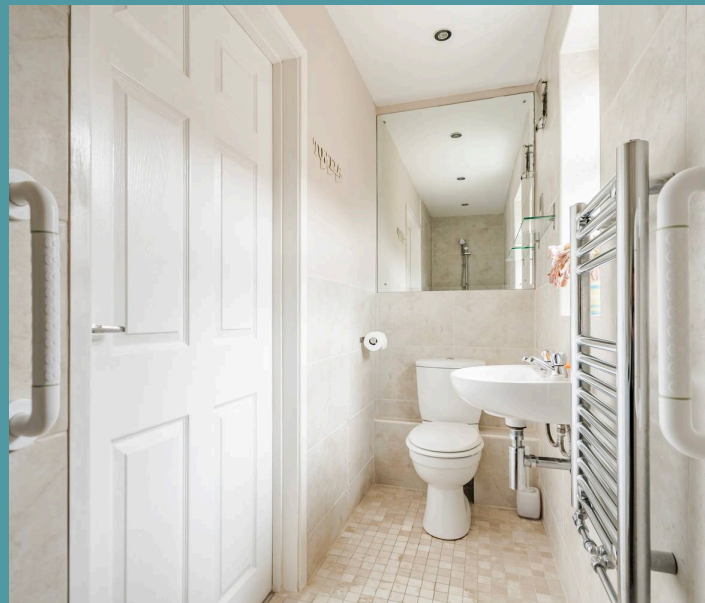
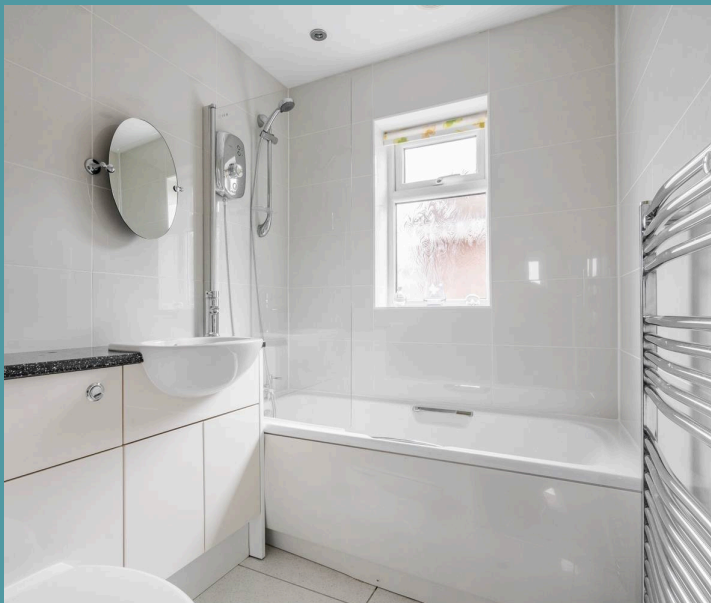
Carlton Colville, Lowestoft

### Agents note

#### Freehold

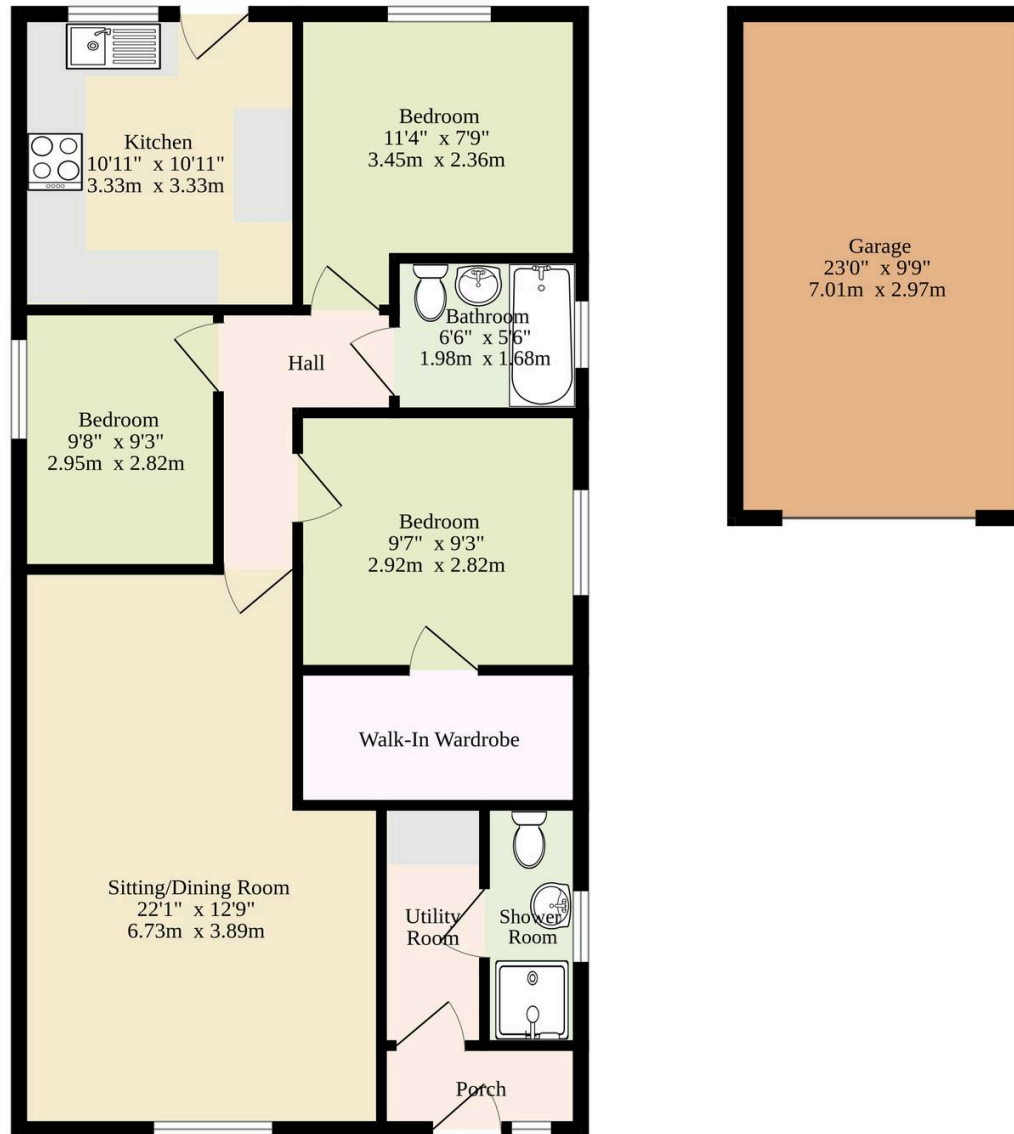
Solar panels owned by Anesco on the behalf of Gloucester Wind, on a lease agreement of a 25 year agreement from 2012 (july).

- Extended detached bungalow down a quiet cul-de-sac in the sought-after area of Carlton Colville
- Perfect for someone looking to downsize or if you require a single-floor layout
- Open-plan sitting/dining room inviting relaxation and entertaining
- Modern kitchen equipped with sleek wall and base units, integrated appliances and storage
- Utility room for laundry essentials and additional storage
- Three bedrooms, a walk-in wardrobe, a bathroom and a shower room
- Beautifully maintained garden that is fully enclosed for privacy and seclusion
- Driveway providing off-road parking and a double length garage for storage options
- Close to local shops, bus routes, scenic walks and healthcare facilities





**Ground Floor**  
**1109 sq.ft. (103.0 sq.m.) approx.**



Sqft Includes The Garage

TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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