



## 6 Peak Dale, Carlton Colville

Guide Price £180,000



## 6 Peak Dale

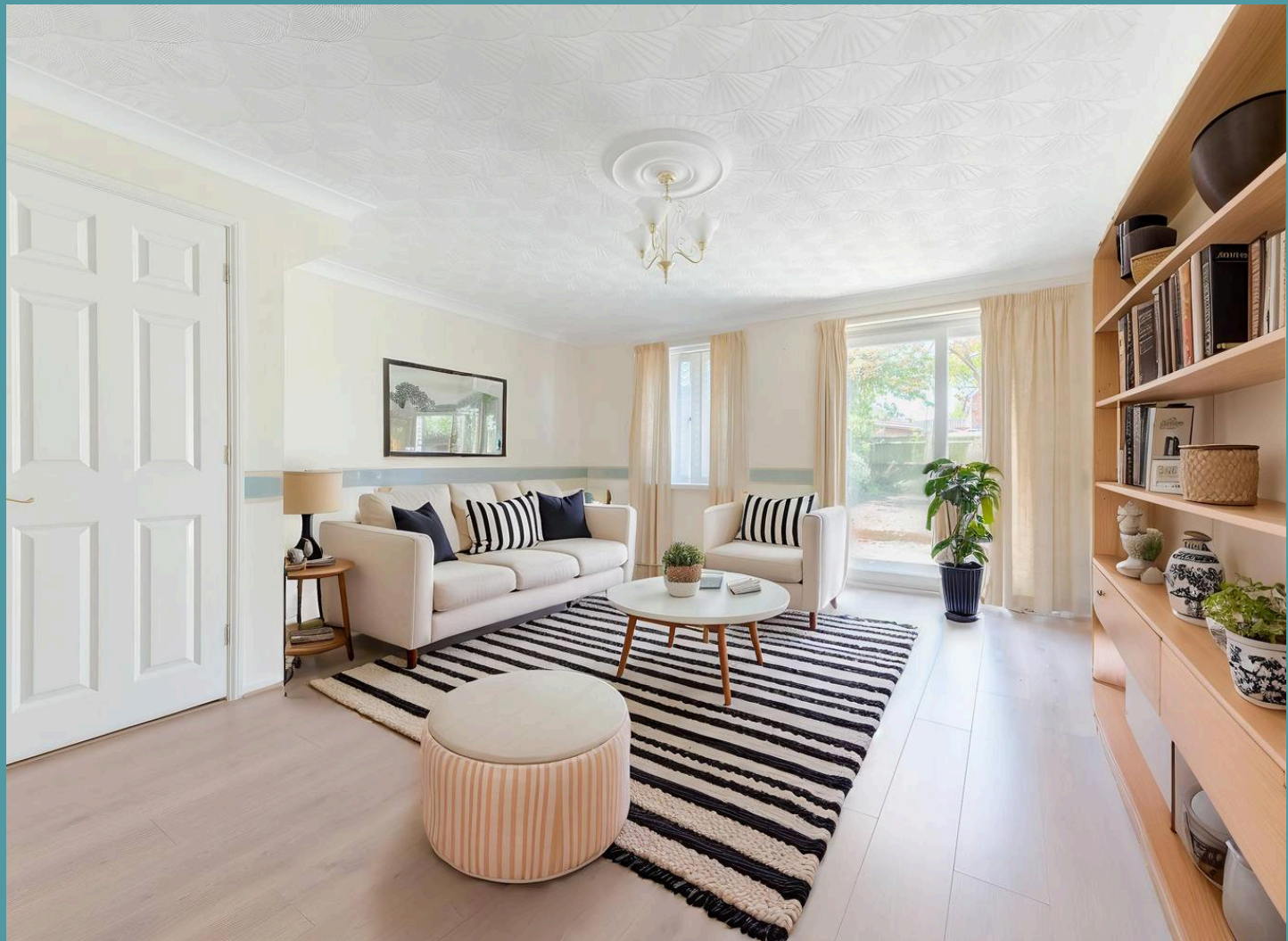
Carlton Colville, Lowestoft

Step onto the property ladder or expand your portfolio with this chain-free residence in the desirable Carlton Colville area. This well-presented mid-terrace home offers a perfect blend of comfort and practicality, featuring a bright and spacious sitting/dining room, a modern kitchen, three bedrooms including a master with en-suite, and a stylish family bathroom. The low-maintenance rear garden is ideal for relaxing or entertaining, while the added convenience of off-road parking and a garage completes the package. A superb opportunity not to be missed.

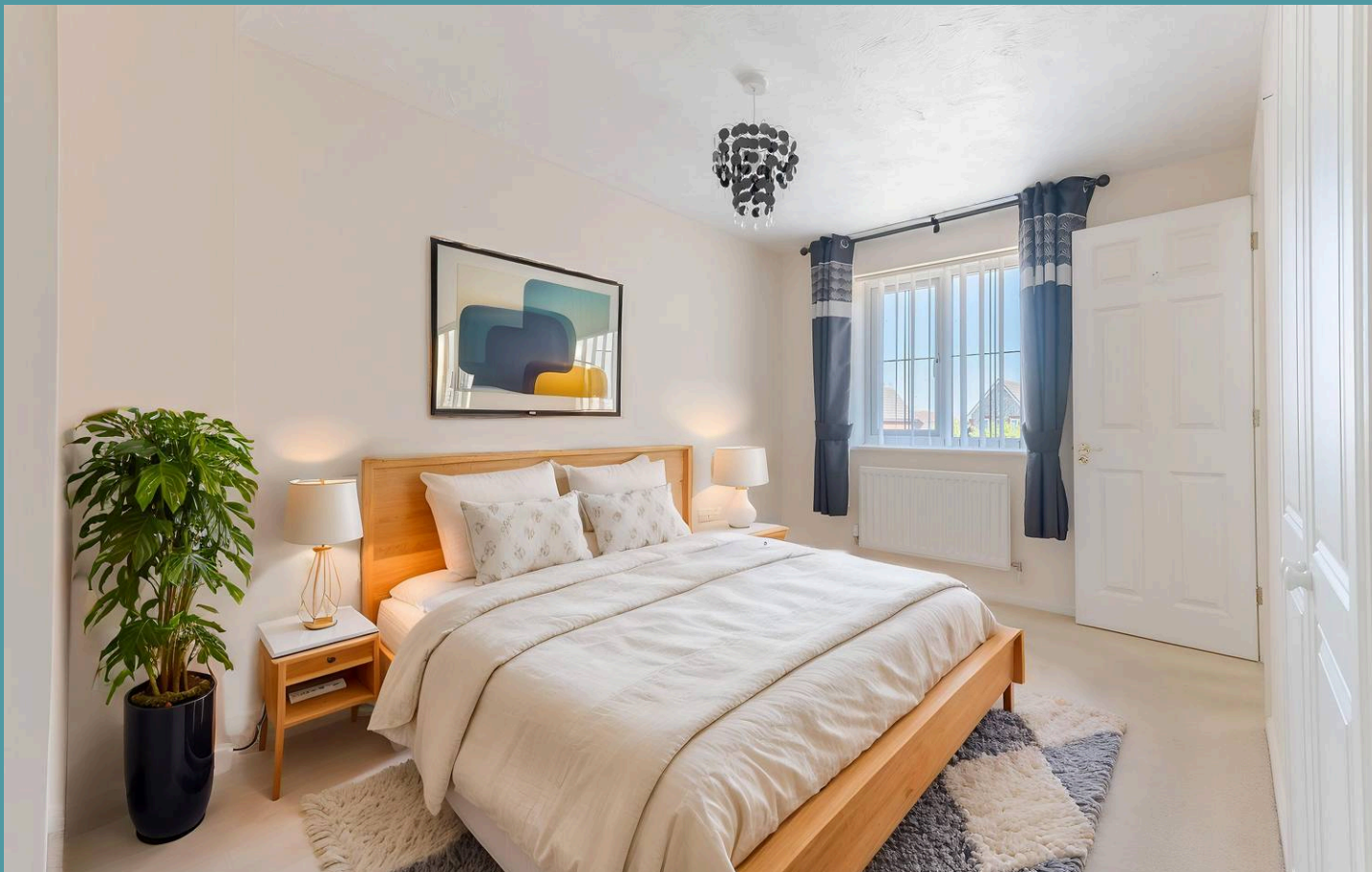
### Location

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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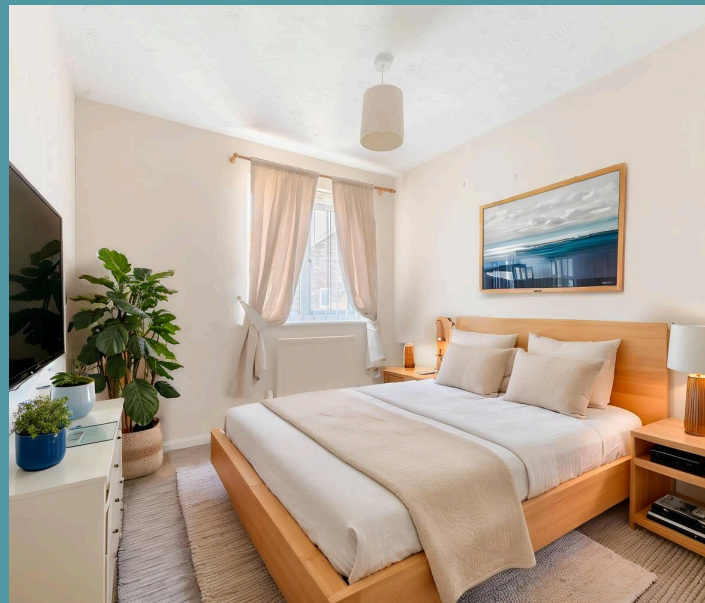
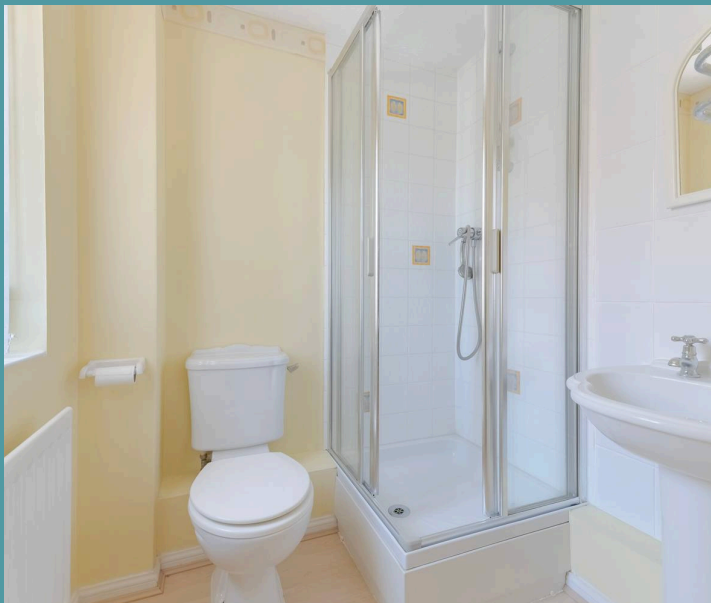
Carlton Colville, Lowestoft

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. Conveniently located off the hallway is a ground floor WC, adding to the home's everyday functionality.

The modern kitchen is thoughtfully designed and well-equipped with a range of wall and base cabinetry, integrated appliances, and ample storage space – perfect for meal preparation and casual dining.

At the rear of the property, the spacious sitting/dining room is bathed in natural light, creating a bright and inviting atmosphere for relaxing or entertaining. French doors open directly onto the garden, seamlessly blending indoor and outdoor living.

Upstairs, the home offers three well-proportioned bedrooms, including a master bedroom with a private en-suite, ideal for added privacy and convenience. A well-appointed family bathroom completes the first floor, featuring a clean and contemporary design.







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Carlton Colville, Lowestoft

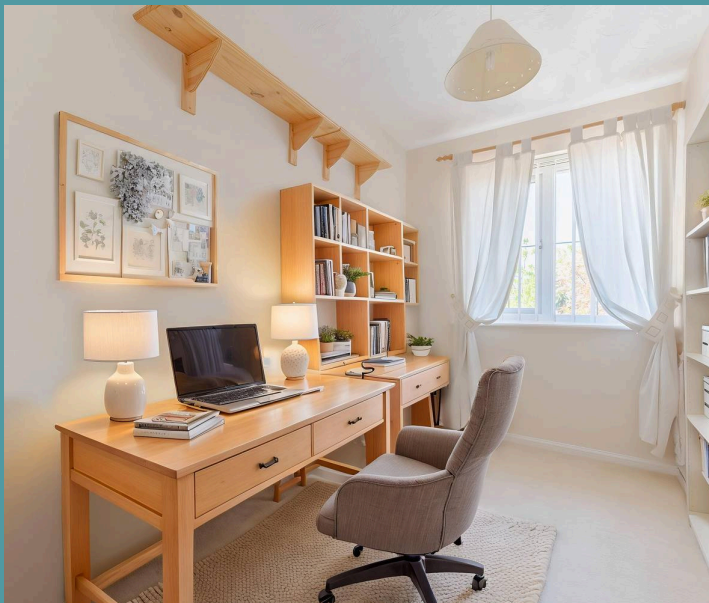
The rear garden is both low maintenance and private, offering a quiet space with a paved patio for seating arrangements, a bark area, and bordering planted beds – ideal for outdoor dining or simply enjoying the fresh air. Additional benefits include a private driveway providing off-road parking and a garage, offering further storage or potential for workshop space.

**Agents note**

Freehold

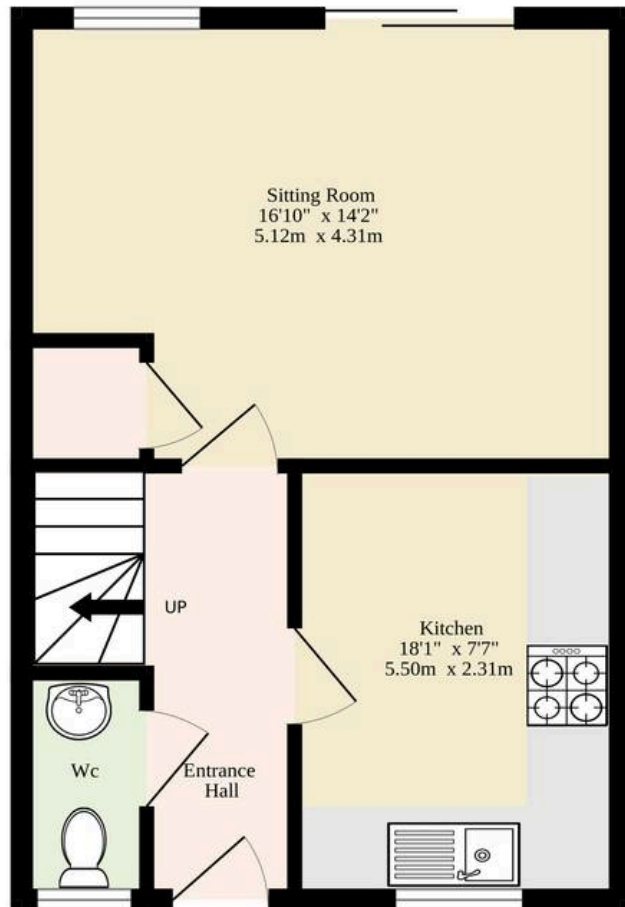
The contents within this image have been added digitally for illustrative purposes only and do not reflect the current physical state of the property.

- Chain free
- Mid-terrace residence in the sought-after area of Carlton Colville
- Perfect first home or investment purchase
- Spacious sitting/dining room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, appliances and storage
- Three bedrooms, one private en-suite and a family bathroom
- Low maintenance and private garden, with a patio and a bark area, bordered by planted beds
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links

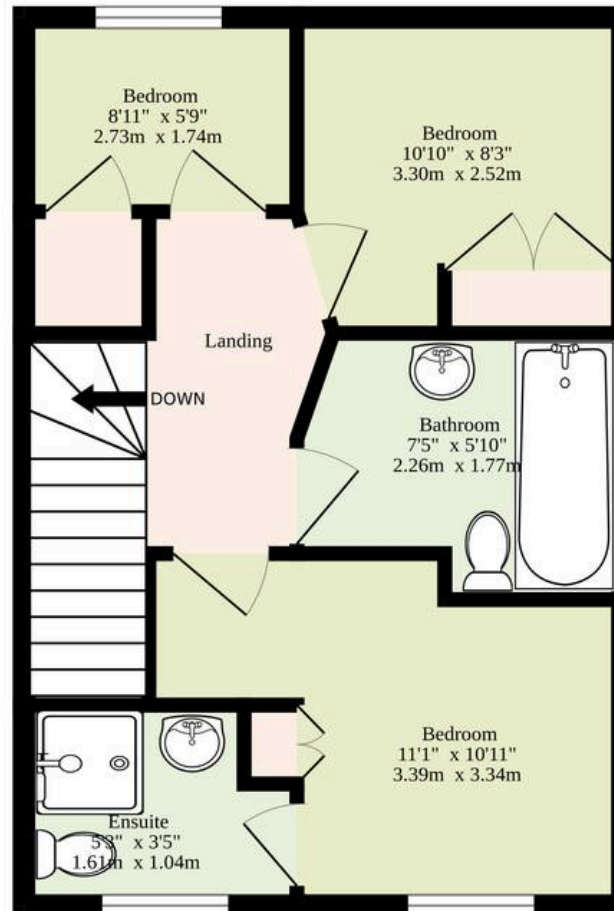




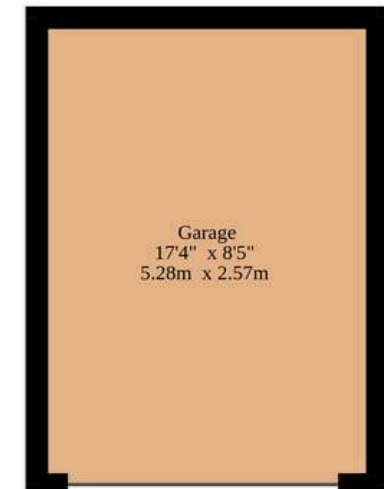
Ground Floor  
420 sq.ft. (39.0 sq.m.) approx.



1st Floor  
355 sq.ft. (33.0 sq.m.) approx.



Garage  
145 sq.ft. (13.5 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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