



41 Holystone Way, Carlton Colville
£190,000

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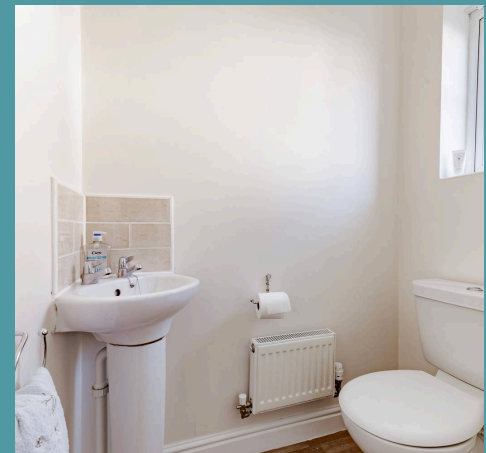
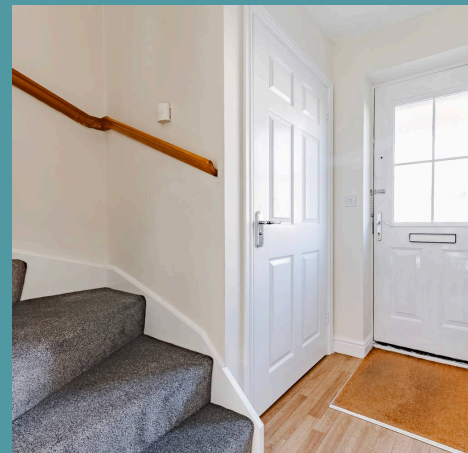
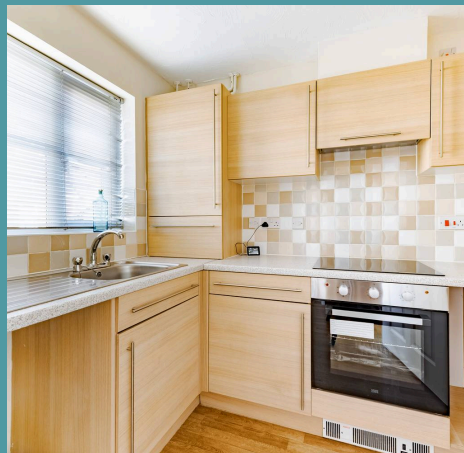
Carlton Colville, Lowestoft

Presenting to the market the perfect first home or investment purchase, within the sought-after area of Carlton Colville. This mid-terrace residence has a chain free status and is ready to move in straight away. Highlighting a kitchen, an open-plan sitting/dining room, two double bedrooms and a bathroom. Externally, you will find a maintained garden and allocated off-road parking. Acquire this home today 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.





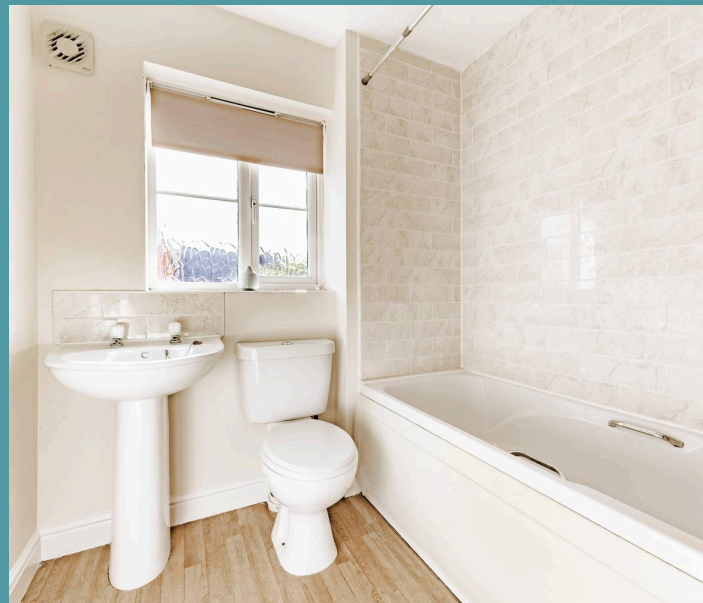
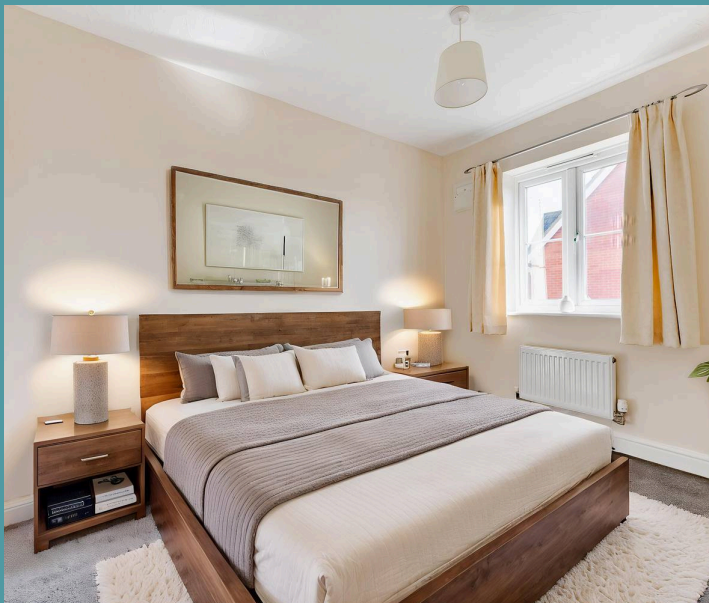
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Upon entering the property, you are greeted by a welcoming entrance hall, complemented nicely by a convenient WC. The ground floor features a well-equipped kitchen with an array of wall and base units, appliances, and ample storage space. The heart of the home lies in the spacious sitting/dining room, where French doors fill the room with natural light, creating an atmosphere that is ideal for relaxation or entertaining.

Ascending to the first floor, you will find two double bedrooms, both complemented by built-in wardrobes that offer practical storage solutions. A stylish bathroom completes the upper level, accommodating all residents in the household.

Outside, you will find a well-maintained garden that is predominately laid to lawn, with a patio area for your seating arrangements. Completing the space is a timber shed for storing your garden equipment and tools. It is fully enclosed so you can enjoy in privacy and seclusion. At the front of the residence is a brick-weave driveway providing allocated off-road parking.

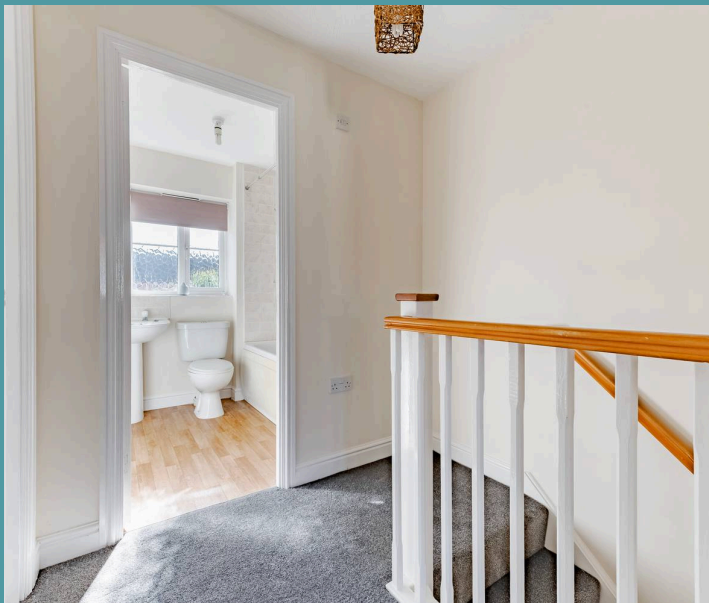




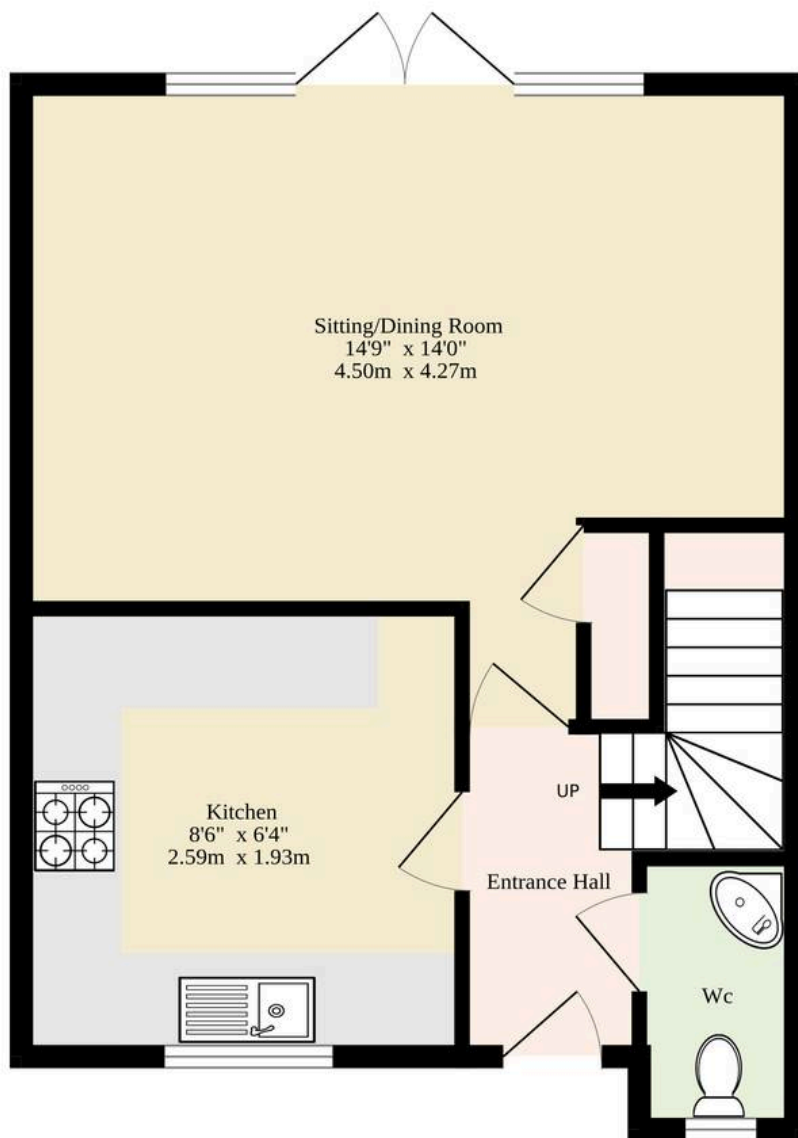
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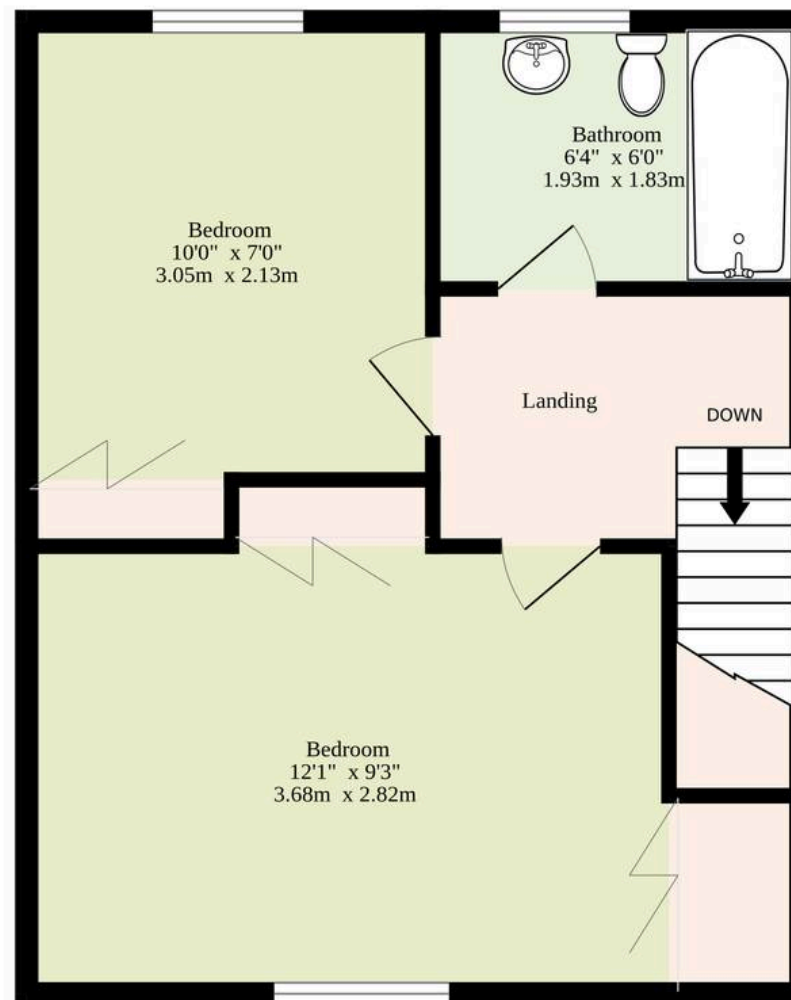
- Chain free
- End-terrace residence in the sought-after area of Carlton Colville
- Perfect first time buy or investment purchase
- Ready to move straight into and make your own
- Kitchen equipped with wall and base units, appliances and storage
- Sitting/dining room accentuated by French doors that fill the room with an abundance of natural light, inviting relaxation and entertaining
- Two double bedrooms with built-in wardrobes and a bathroom
- Maintained garden complete with a timber storage shed, fully enclosed for privacy
- Brick-weave driveway providing off-road parking
- Close to local shops, schools, transport links and healthcare facilities



Ground Floor
304 sq.ft. (28.2 sq.m.) approx.



1st Floor
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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