



4 Woodchurch Avenue, Carlton Colville

Fixed Price £240,000

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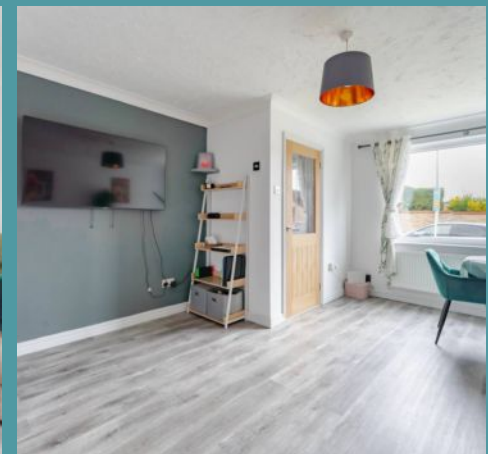
Carlton Colville, Lowestoft

Down a quiet cul-de-sac in the ever-popular Carlton Colville, this beautifully updated three-bedroom semi-detached home offers the perfect blend of modern comfort and everyday convenience. Showcasing a light-filled sitting room, a stylish open-plan kitchen/diner with breakfast bar, and a welcoming entrance hall with cloakroom, every detail has been thoughtfully designed. With contemporary upgrades throughout—including laminate flooring, a combi-boiler, and updated doors—this home is move-in ready. Outside, enjoy a private rear garden with patio and lawn, off-road parking via a driveway, and a garage for added storage. Ideal for families or first-time buyers seeking quality in a sought-after location.

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, you are welcomed by a bright and inviting entrance hall, complete with a convenient cloakroom/WC—a thoughtful touch for busy households. The home has been thoughtfully updated, featuring modern laminate flooring, a combi-boiler, and updated front and rear doors, ensuring both energy efficiency and contemporary appeal.

The spacious sitting room is bathed in natural light, creating a warm and relaxing environment perfect for unwinding or entertaining guests. At the heart of the home lies a generous open-plan kitchen/dining room, boasting stylish cabinetry, an integrated oven with hob, designated under-counter space for appliances, and a breakfast bar—ideal for casual meals or social gatherings.

Upstairs, the property offers three well-proportioned bedrooms, providing ample space for rest and study. A modern family bathroom serves the first floor, equipped to meet the needs of a growing household.

Externally, the home continues to impress with a well-maintained and private rear garden. This outdoor haven features a laid-to-lawn area, multiple patio sections perfect for al fresco dining, and plenty of space for children to play or for keen gardeners to enjoy. To the front, a private driveway offers off-road parking, complemented by a garage, providing excellent storage or workshop potential.

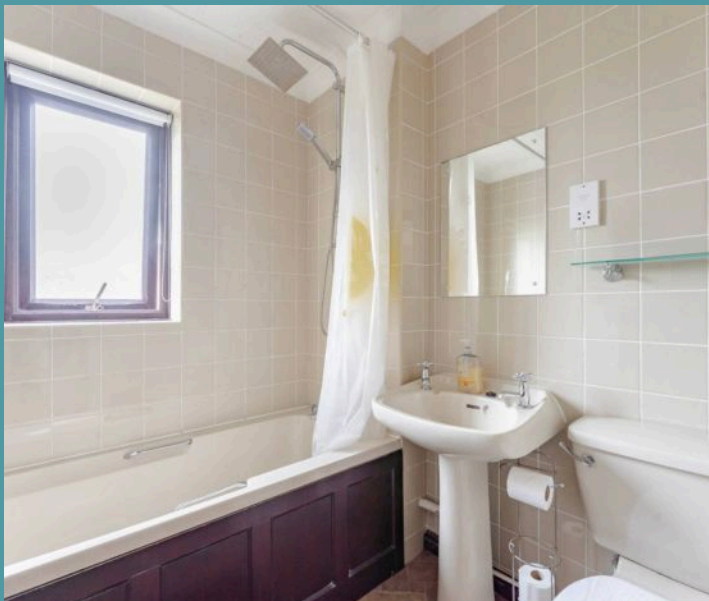




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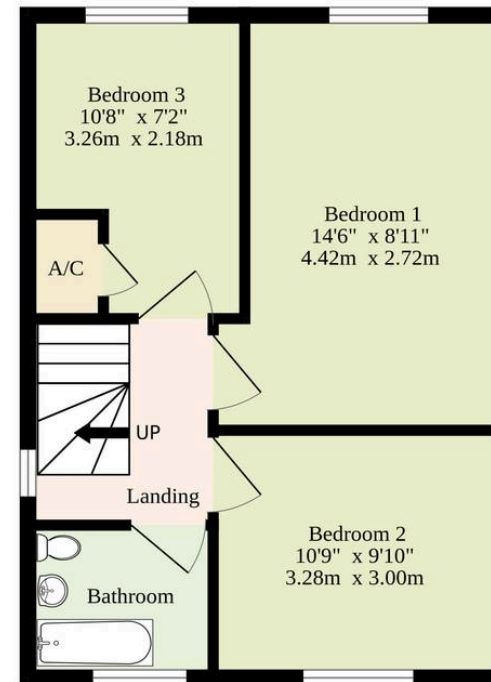
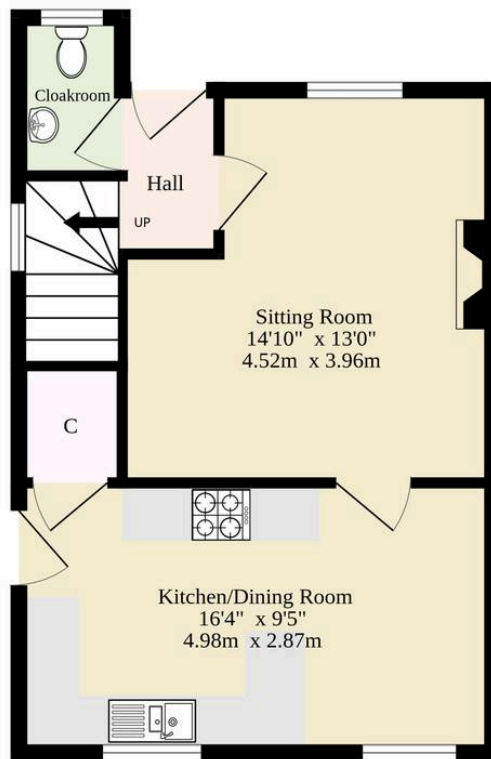
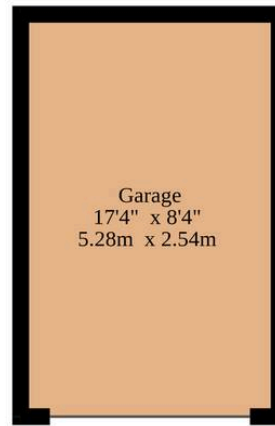
Carlton Colville, Lowestoft

- Semi-detached residence positioned down a quiet cul-de-sac, in the sought-after area of Carlton Colville
- Perfect first home or investment purchase
- Modern upgrades throughout, including laminate flooring, a combi-boiler and front and rear doors
- Spacious sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- At the heart of the home lies an open-plan kitchen/dining room, equipped with modern cabinetry, an oven with a hob, under-counter areas for your own appliances and a breakfast bar unit
- Three bedrooms and a family bathroom
- Well-maintained and private garden, with a laid to lawn and various patio areas
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
568 sq.ft. (52.8 sq.m.) approx.

1st Floor
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 850sq.ft. (79.0 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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