



## 3 Willowbrook Close, Carlton Colville

Offers in Region of £325,000



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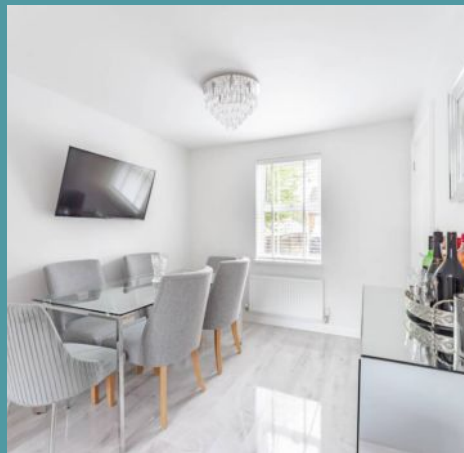
Carlton Colville, Lowestoft

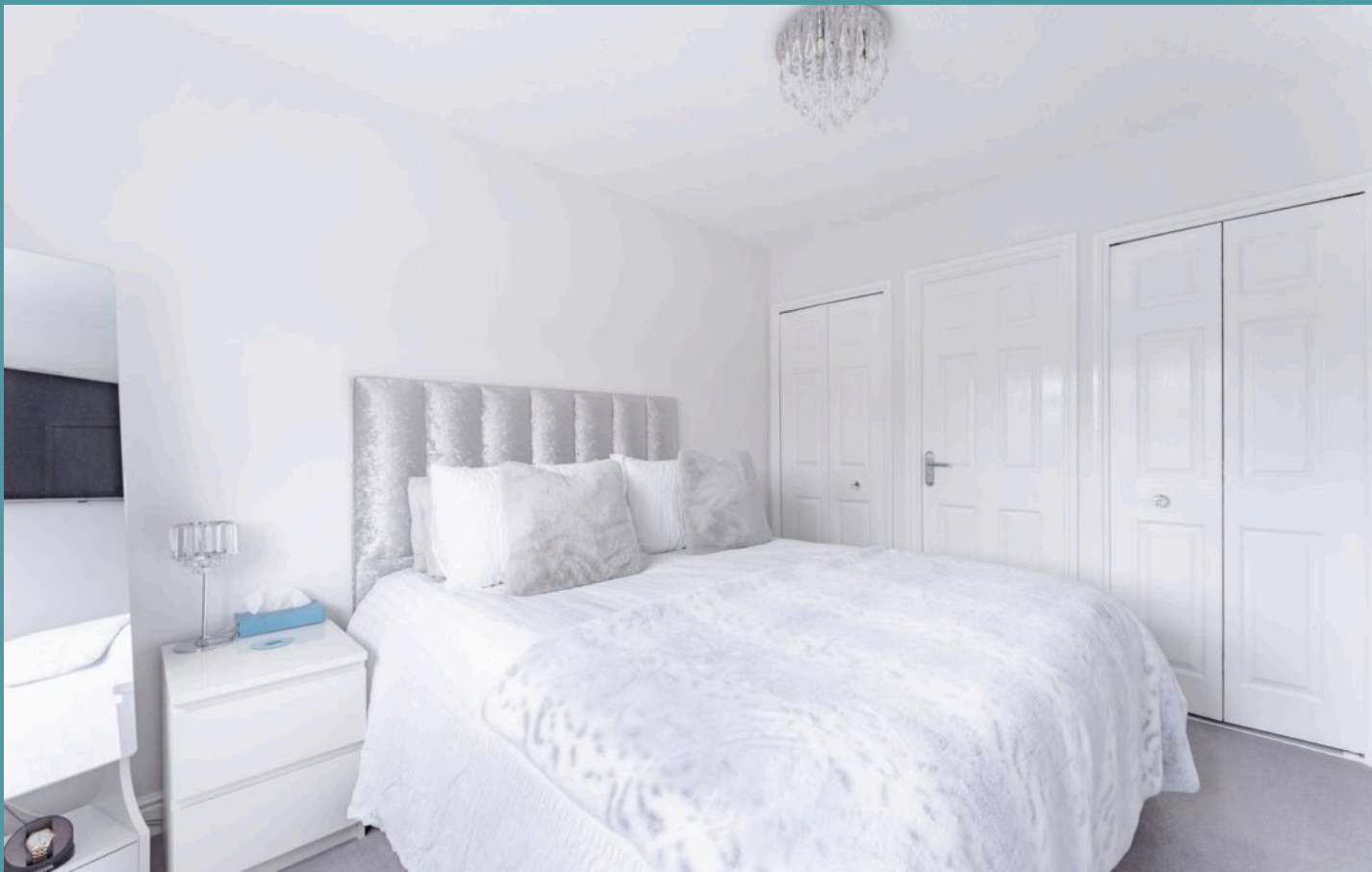
Set on an enviable plot in one of Carlton Colville's most desirable areas, this immaculate detached residence offers the perfect blend of luxury, space, and lifestyle flexibility. Designed with modern family living in mind, the home features a light-filled sitting room, a modern open-plan kitchen/diner, three generous bedrooms including a private en-suite, a family bathroom and a beautifully landscaped garden with multiple entertaining spaces. A versatile summerhouse, ample driveway parking, and a garage complete this exceptional offering. This is a home that truly stands out.

### 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.





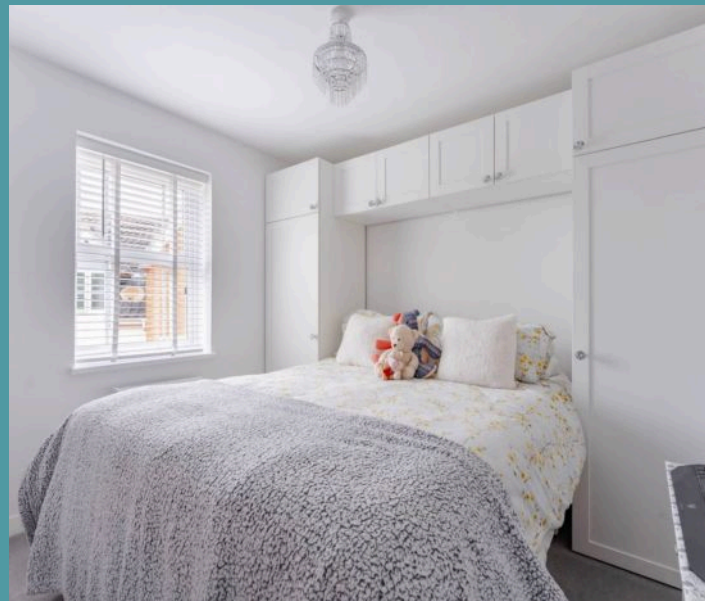
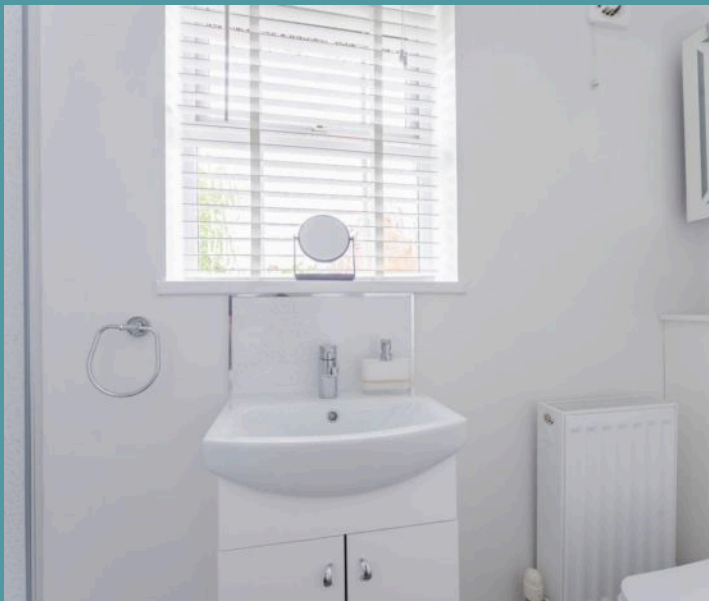
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Upon entering, you are welcomed by a bright and airy entrance hall, creating a wonderful first impression, complemented by convenient ground-floor WC. The expansive sitting room is a true sanctuary of comfort, bathed in natural light courtesy of French doors that seamlessly connect the indoors with the picturesque outdoor space, perfect for both relaxed family evenings and sophisticated entertaining.

At the heart of the home lies an open-plan kitchen and dining area, thoughtfully designed with high-end fixtures and fittings throughout. This culinary space is as practical as it is elegant, with sleek countertops, integrated appliances, and ample cabinetry, while the adjoining utility room enhances everyday convenience.

Upstairs, three well-proportioned bedrooms provide the utmost comfort and privacy, including a luxurious principal suite complete with a private en-suite. A modern family bathroom serves the additional bedrooms, showcasing quality finishes and contemporary style.



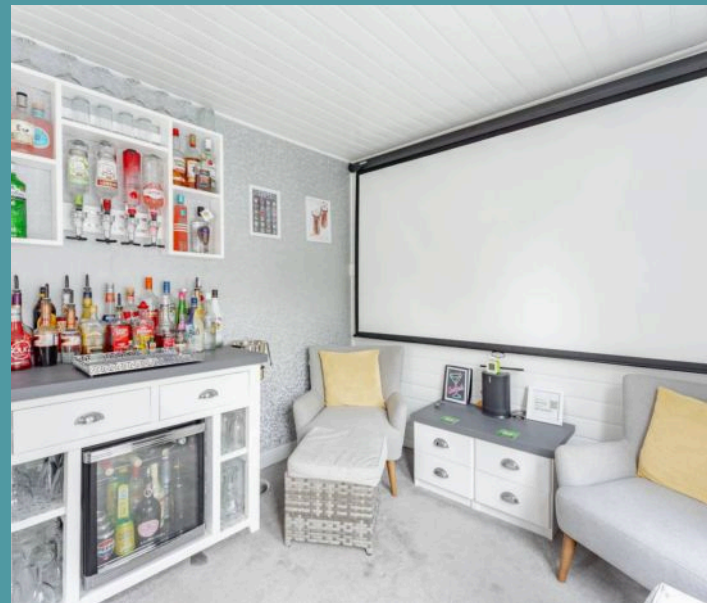
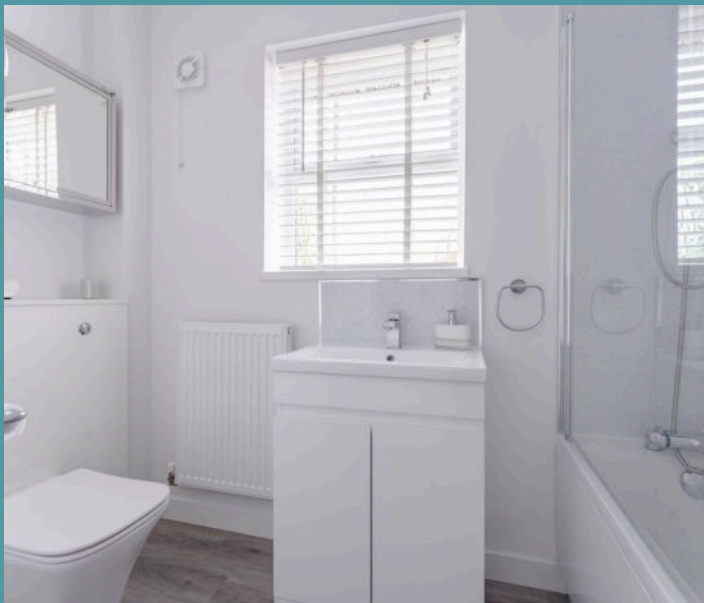




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Outside, the property truly excels with an impressive landscaped garden, carefully curated for both aesthetics and functionality. Featuring multiple decked terraces, a sheltered patio ideal for al fresco dining, and a low-maintenance artificial lawn, the garden offers a fully enclosed haven of privacy and relaxation. A versatile summerhouse that is currently a home cinema, adds further appeal, ideal for use as a home office, creative studio, or garden bar, tailored to suit your lifestyle preferences. Completing this exceptional offering is a private driveway providing ample off-road parking and a garage offering valuable storage solutions.







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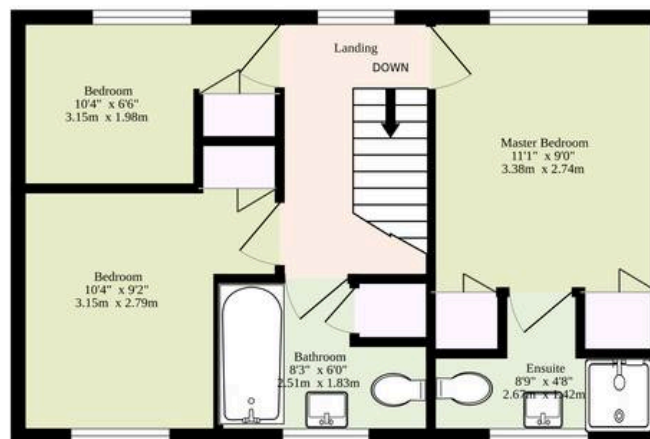
- Positioned on a large plot in the highly sought-after area of Carlton Colville, lies this exquisite detached residence
- Beautiful family home with spacious and flexible accommodation to adapt to your own lifestyle preferences
- Bright and airy entrance hall that welcomes you, complemented nicely by a convenient WC
- Spacious sitting room that is filled with an abundance of natural light from the French doors, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with high-quality fixtures and fittings, complete with a functional utility room
- Three bedrooms, a private en-suite and a family bathroom
- Impressive garden that has been landscaped to a high standard, with multiple decked terraces, a sheltered patio area and an artificial lawn, fully enclosed for privacy
- Summerhouse with the potential to be a home office, a studio or a garden bar, depending on your own preferences
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



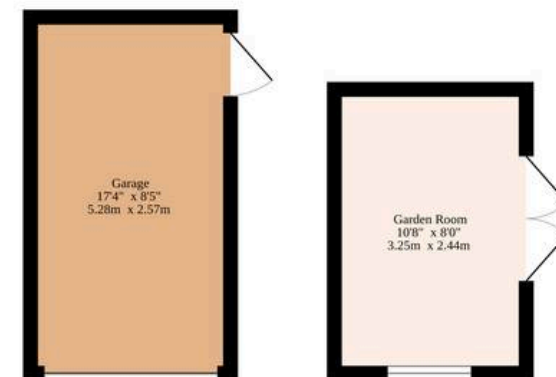
Ground Floor  
467 sq.ft. (43.4 sq.m.) approx.



1st Floor  
416 sq.ft. (38.6 sq.m.) approx.



Outbuildings  
234 sq.ft. (21.7 sq.m.) approx.



Sqft Includes The Garage And The Garden Room

**TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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