



3 The Brindles, Carlton Colville

Offers in Region of £240,000

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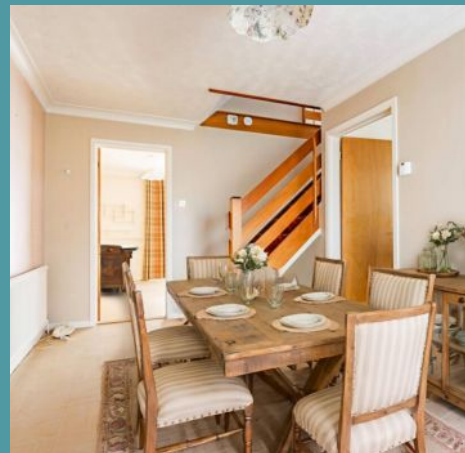
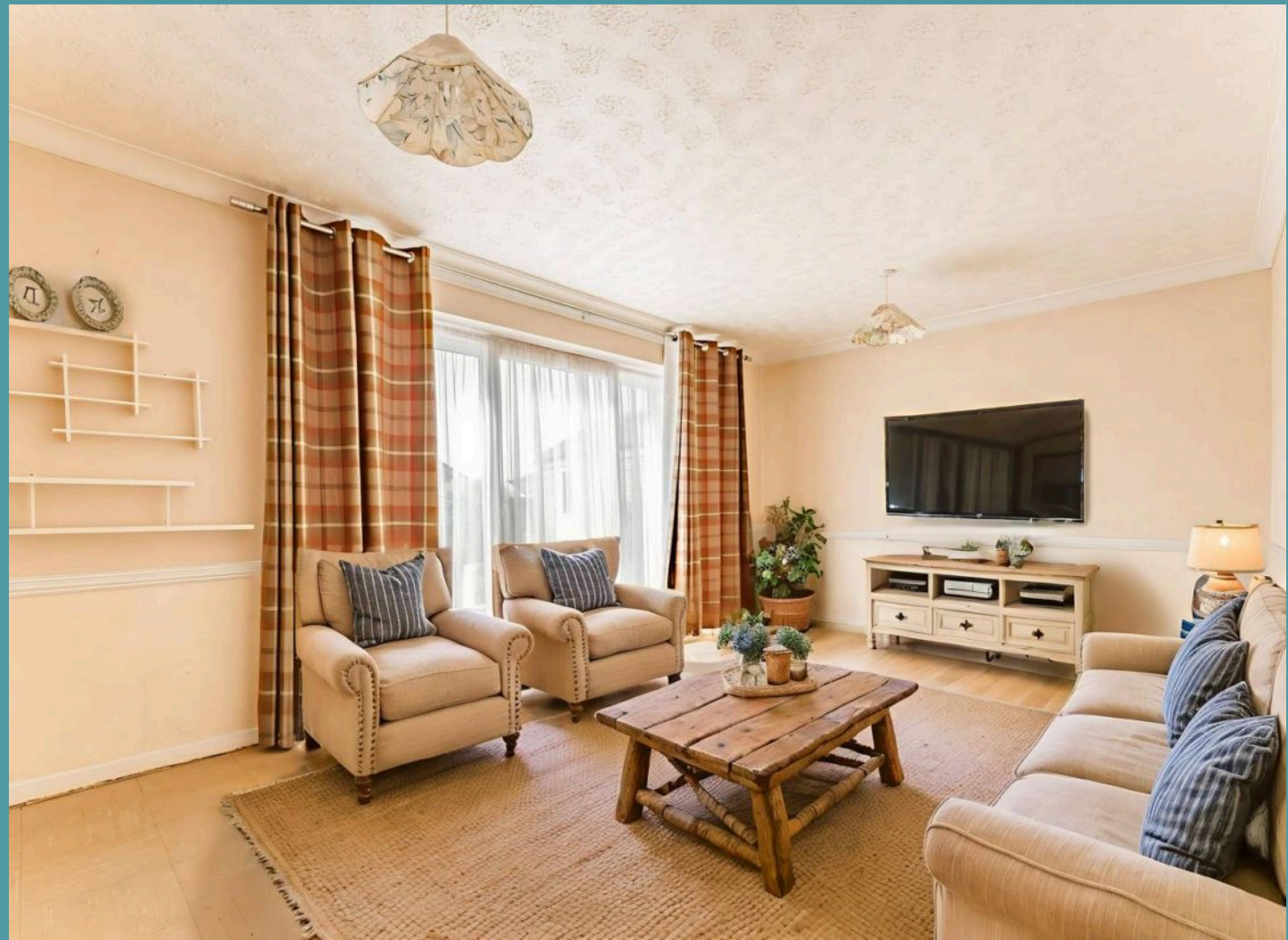
Carlton Colville, Lowestoft

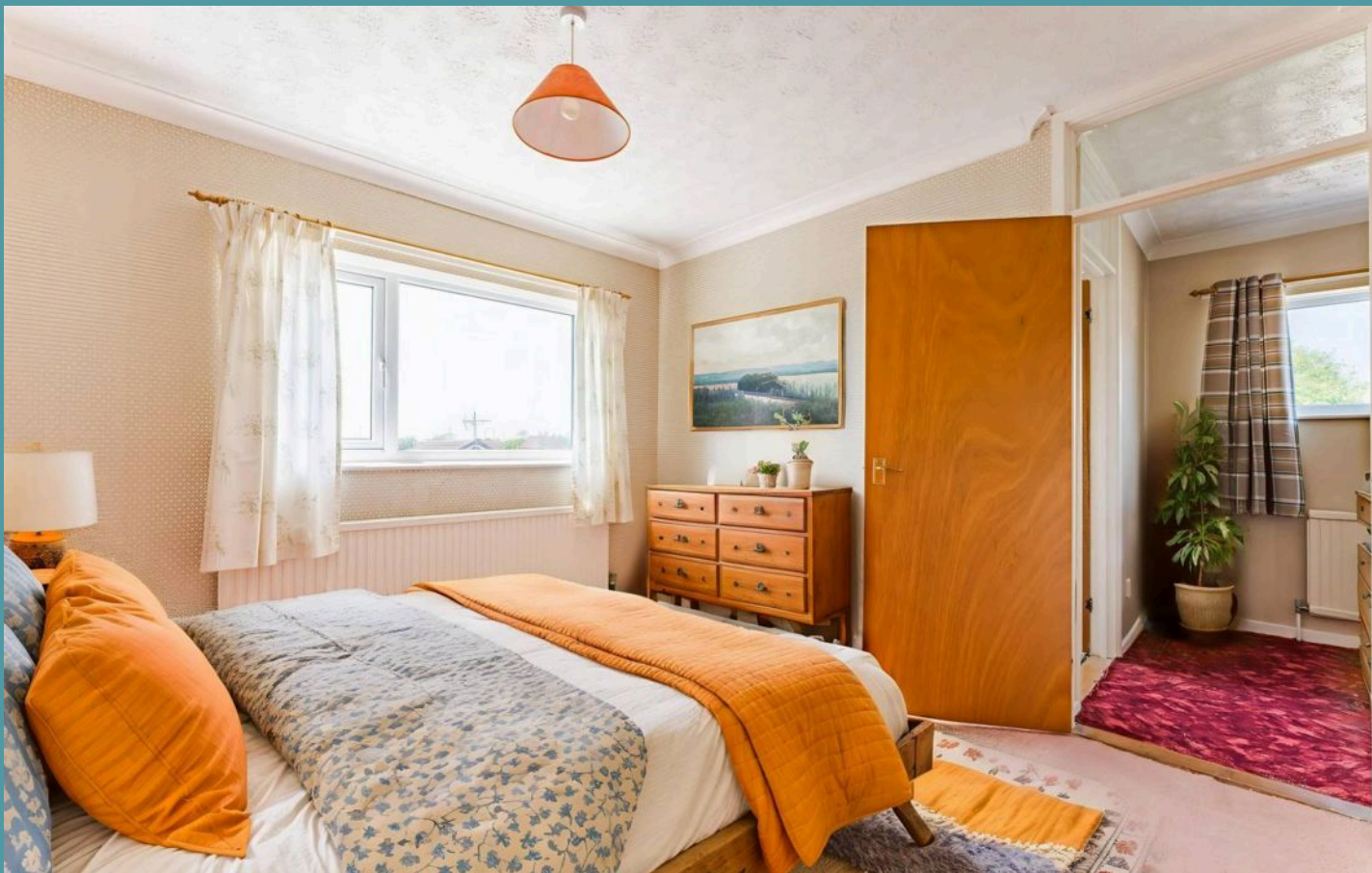
This chain-free, semi-detached home sits proudly on a generous corner plot in the sought-after Carlton Colville. Perfect for first-time buyers, investors, or those seeking a rewarding renovation project, the property features a flexible dining room, spacious sitting room with sliding doors to the garden, and a well-equipped kitchen. Three bedrooms, a family bathroom, and a private, well-maintained garden with patio complete the lifestyle offering. With off-road parking, a detached garage, and a prime location close to local amenities, this residence is ready to be transformed into your ideal home.

Location

The Brindles is a peaceful residential street in the heart of Carlton Colville, a popular suburb on the outskirts of Lowestoft. The area is ideal for families and professionals alike, with an excellent range of amenities close by. Local shops, including convenience stores and small independent retailers, can be found within walking distance, while larger supermarkets and retail parks are just a short drive away.

Families benefit from several well-regarded schools in the area, such as Grove Primary School and Pakefield High School, both of which are easily accessible. The area is also served by good healthcare facilities, including local GP surgeries, dental practices, and the nearby Carlton Court for more specialist care.





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Carlton Colville, Lowestoft

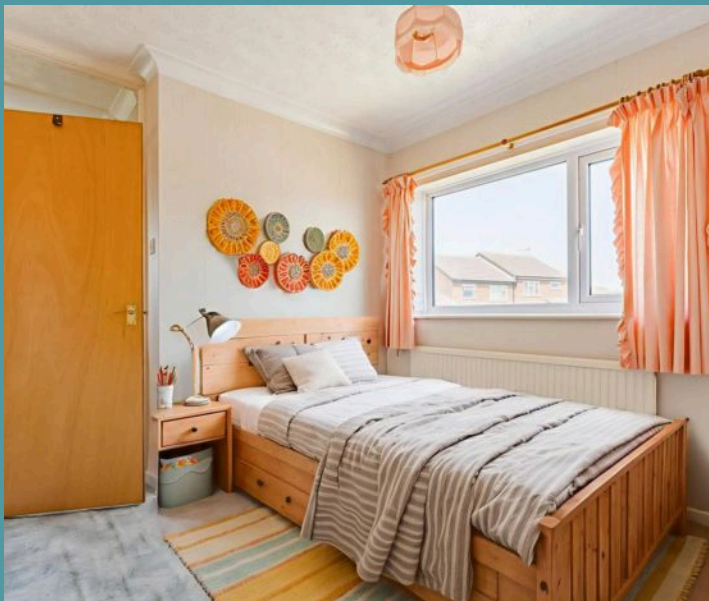
Transport links are excellent: regular bus services connect Carlton Colville with Lowestoft town centre, while Oulton Broad South railway station offers direct trains to Norwich and Ipswich. The A146 and A12 provide straightforward routes for commuting by car to the wider region. All of this makes The Brindles a well-connected and highly convenient place to live.

The Brindles

As you arrive, a welcoming porch entrance sets the tone for this charming property. Inside, the flexible dining room offers the perfect setting for intimate family meals and casual gatherings with friends, while the spacious sitting room invites you to relax and unwind. Here, large sliding doors lead seamlessly out to the private garden—ideal for summer entertaining.

The well-appointed kitchen comes complete with fitted cabinetry, a gas hob, an integrated double oven, and convenient under-counter space for your washing appliances.

Upstairs, you'll find three comfortable bedrooms and a family bathroom, offering ample space for young families, visiting guests, or the perfect work-from-home setup.





3 The Brindles

Carlton Colville, Lowestoft

Step outside to discover a well-maintained and private rear garden featuring a sun-drenched patio area, an expanse of neatly laid lawn, and handy side access to the detached garage. To the front, the property benefits from off-road parking via a private driveway, with a detached garage offering additional storage or potential workshop space.

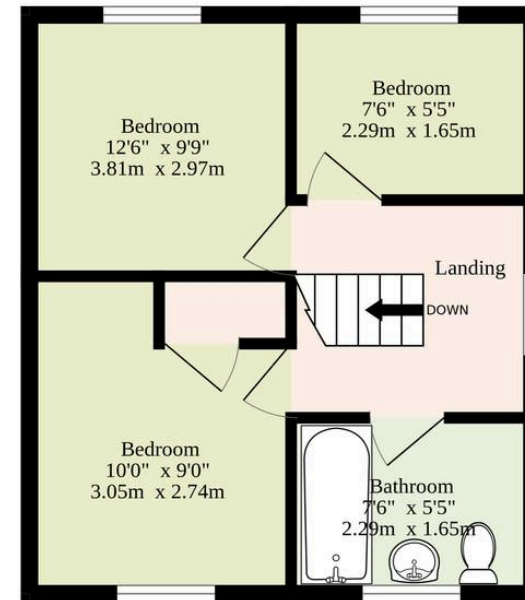
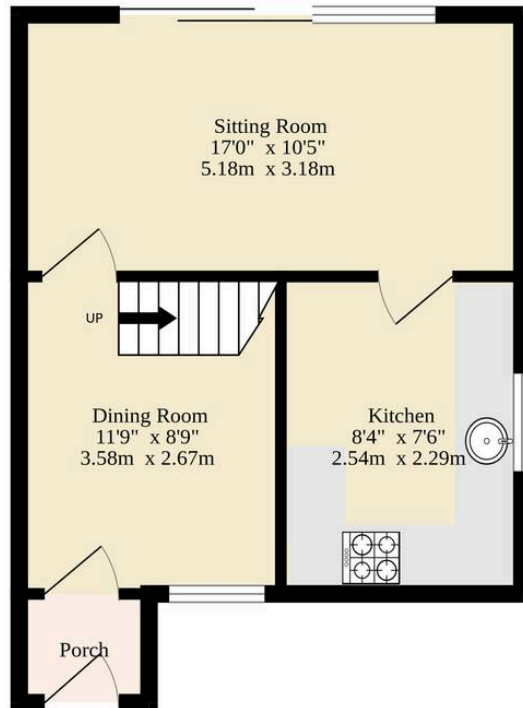
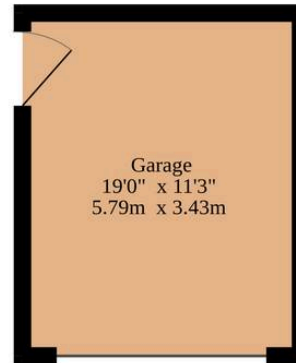
Ideally located close to excellent local amenities, schools, and transport links, this home offers a lifestyle of convenience and opportunity—ready for you to make it your own.

- Chain free
- Semi-detached residence positioned on a generous size corner plot, in the sought-after area of Carlton Colville
- Perfect first time buy, renovation project or investment purchase
- Flexible dining room encouraging intimate family meals and gatherings
- Spacious sitting room featuring sliding doors to the garden, inviting relaxation and entertaining
- Kitchen fitted with cabinetry, a gas hob, an integrated double oven and under-counter areas for your washing appliances
- Three bedrooms and a family bathroom
- A well-maintained and private garden, with a patio area, a laid to lawn and side access into the garage
- Driveway providing off-road parking and a detached garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
577 sq.ft. (53.6 sq.m.) approx.

1st Floor
358 sq.ft. (33.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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