



1 Bloomfield Way, Carlton Colville

1 Bloomfield Way

Carlton Colville, Lowestoft

Set on a generous corner plot in the sought-after area of Carlton Colville, this impressive detached residence offers the perfect blend of space, style, and versatility—ideal for modern family living. Showcasing a light-filled interior with a spacious sitting room, open-plan kitchen/dining area, and a self-contained annex for multi-generational living or added flexibility, the home is designed to adapt to your lifestyle. With four bedrooms, multiple bathrooms, and a beautifully maintained garden complete with seating areas and a summerhouse, this property combines comfort and practicality. A brick-weave driveway provides off-road parking, all within a desirable, well-connected location.

Location

Bloomfield Way is a peaceful residential street nestled in the heart of Carlton Colville, a well-regarded suburb on the outskirts of Lowestoft in Suffolk. The area is popular with families and retirees alike, offering a quiet, community-oriented environment with well-maintained homes and green open spaces nearby. Just a short walk or drive away, residents can access a variety of local shops including a convenience store, pharmacy, bakery, and several takeaways, while larger supermarkets and retail outlets are easily found in nearby Lowestoft. Families benefit from proximity to Carlton Colville Primary School, which has a strong reputation locally, as well as easy connections to several secondary schools in Lowestoft and Oulton Broad.





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Healthcare is well-supported with a GP surgery and pharmacy in the village, and more comprehensive services, including hospital care, are available at the James Paget University Hospital in nearby Gorleston. Public transport links are excellent, with regular bus services connecting Bloomfield Way to Lowestoft town centre, Oulton Broad, and surrounding areas. Road access is convenient too, with the A146 and A12 providing straightforward routes to Beccles, Norwich, and the Suffolk coast. For those needing rail travel, Lowestoft and Oulton Broad stations are just a short drive away, offering direct services to Norwich and Ipswich. The area also boasts access to scenic countryside and the nearby Carlton Marshes Nature Reserve, ideal for walking, cycling, and wildlife enthusiasts.



Bloomfield Way

From the moment you step into the welcoming entrance hall, you are greeted with a sense of warmth and brightness that sets the tone for the rest of the property. The hallway is bright and airy, offering a seamless flow into the main living areas and a convenient cloakroom for guests.

The spacious sitting room is a standout feature—flooded with natural light from a grand bay window, it's a perfect space for relaxation or entertaining. A decorative feature fireplace adds a cosy focal point, making this room ideal for quiet evenings or hosting lively gatherings with friends and family.



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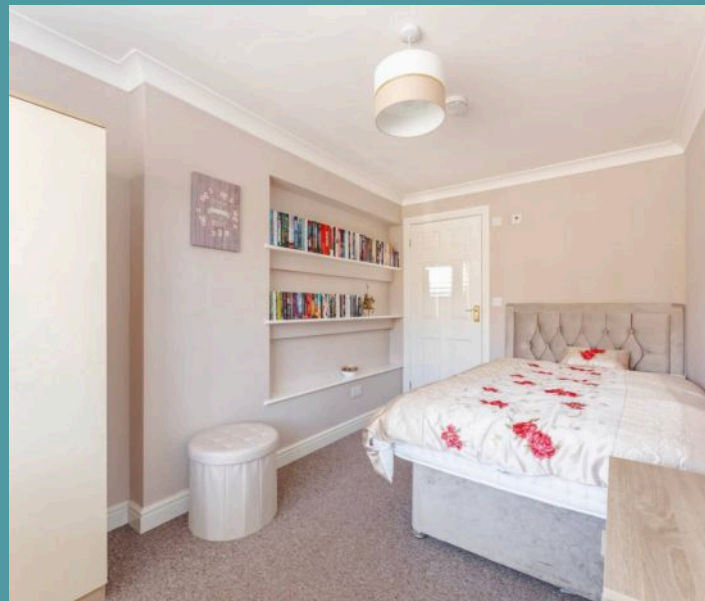
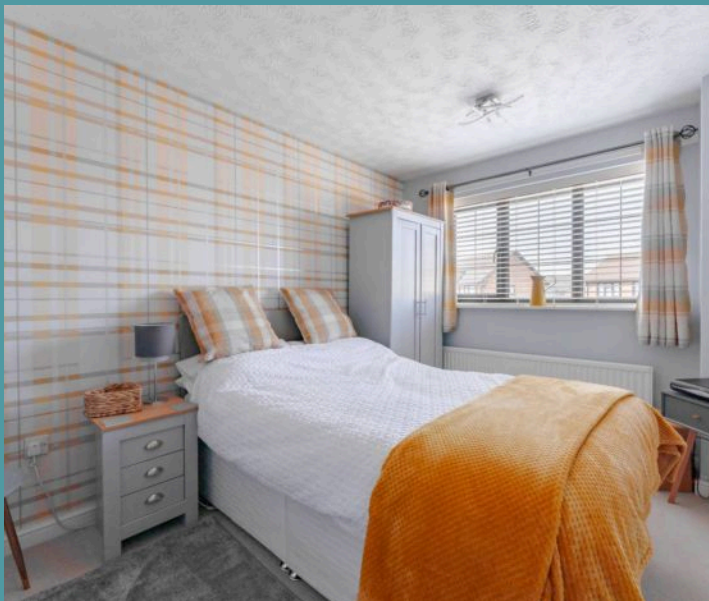
Carlton Colville, Lowestoft

At the heart of the home is the open-plan kitchen and dining room. This space is beautifully appointed with high-quality cabinetry, a butler sink, integrated double oven, and an induction hob, perfect for preparing and cooking your favourite meals. The French doors in the dining area open directly onto the garden, making indoor-outdoor living effortless and encouraging al fresco dining or family meals in the evening sun.

A major highlight of this property is the self-contained annex, offering remarkable flexibility. Complete with its own kitchen, living room, double bedroom, and en-suite, it's perfectly suited for multi-generational living, guest accommodation, or even potential rental income. This independent space ensures privacy without sacrificing proximity.

Upstairs, the main residence offers four well-proportioned bedrooms, including a private en-suite to the principal bedroom, and a stylishly appointed family shower room—ideal for the needs of a growing family.

Outside, the expansive garden is predominantly laid to lawn and well-maintained. With multiple seating areas and a charming summerhouse, it's a haven for garden parties, children's play, or relaxing in the afternoon sunshine. Whether hosting a barbecue or enjoying morning coffee in the sun, this outdoor space enhances everyday living. To the front, a brick-weave driveway provides ample off-road parking, complementing the home's practicality and convenience.



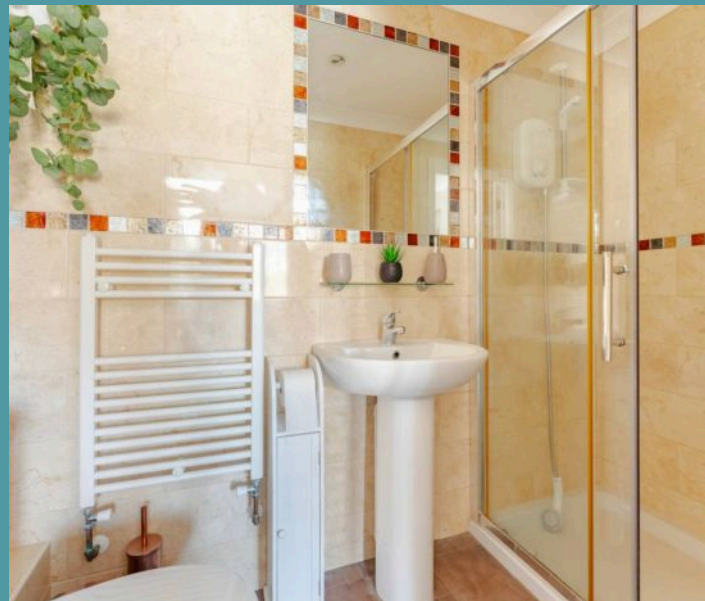


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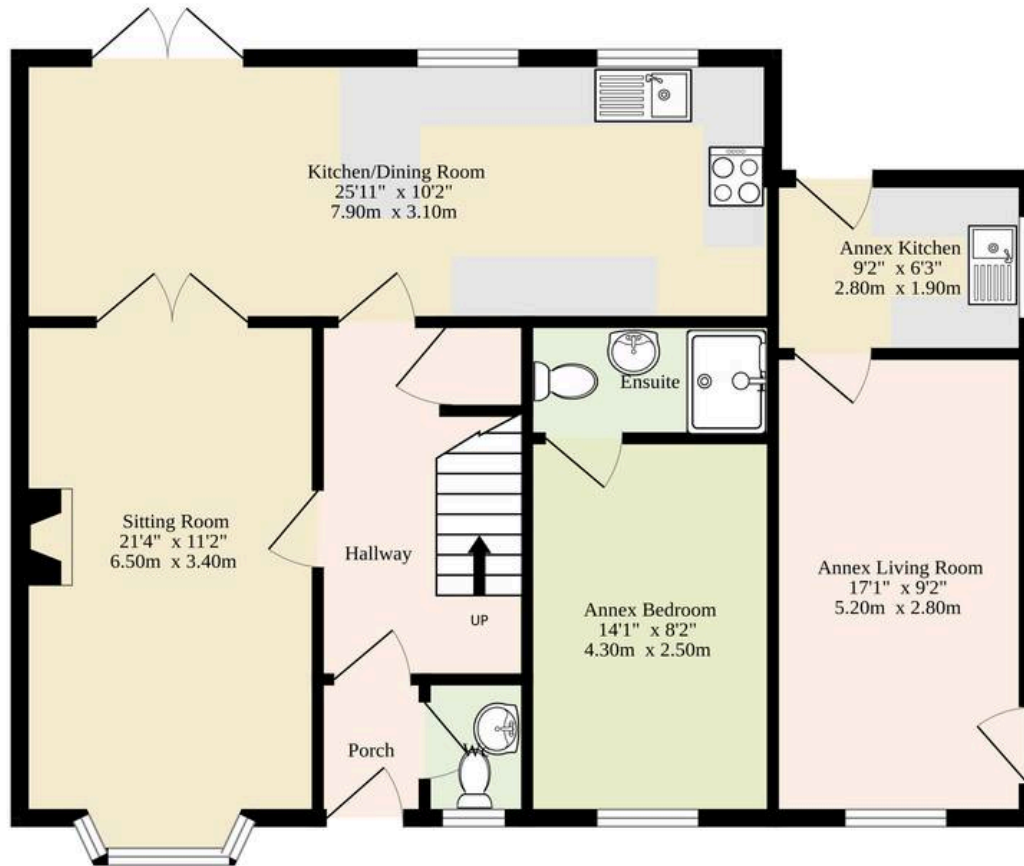
Carlton Colville, Lowestoft

This property is more than just a home—it's a lifestyle. With its adaptable layout, quality finishes, and enviable location in Carlton Colville, it offers the perfect balance between peaceful residential living and easy access to local amenities, schools, and transport links. An outstanding family residence, ready to grow and evolve with you.

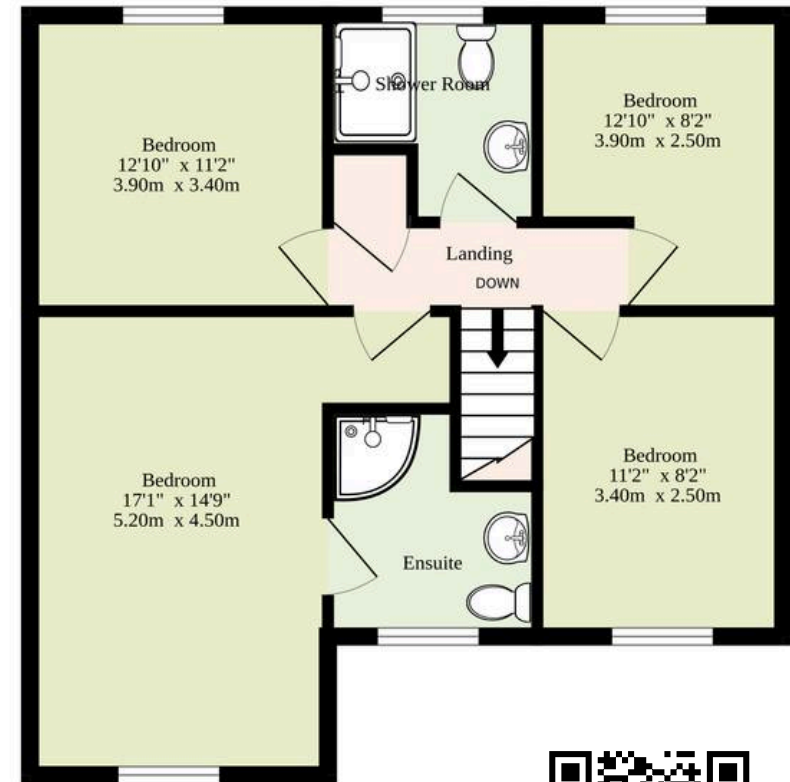
- Detached residence set on a generous size corner plot, in the sought-after area of Carlton Colville
- Perfect family home with spacious and versatile accommodation that can adapt to your own preferences and style
- Spacious sitting room accentuated by a large bay window and a decorative feature fireplace, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with quality cabinetry, an integrated double oven, a butler sink and an induction hob
- French doors set in front of the dining area, encouraging intimate family meals and gatherings
- A self-contained annex for multi-generational living, independent living or additional accommodation, with its own kitchen, living room, double bedroom and en-suite
- Four bedrooms, a private en-suite and a family shower room
- A large, well-maintained garden that is predominately laid to lawn, with several seating areas and a summerhouse
- A brick-weave driveway providing off-road parking
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
1018 sq.ft. (94.6 sq.m.) approx.



1st Floor
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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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