



1 Hollow Lane, Carlton Colville

Offers in excess of £260,000

1 Hollow Lane

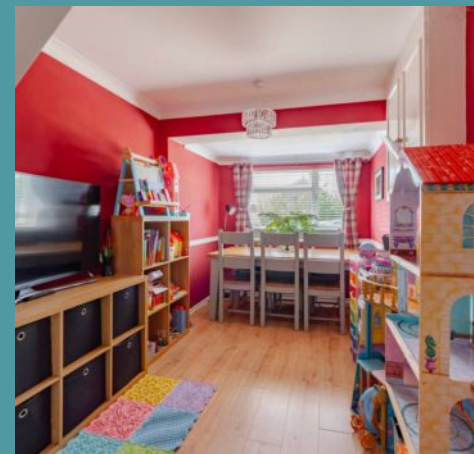
Carlton Colville, Lowestoft

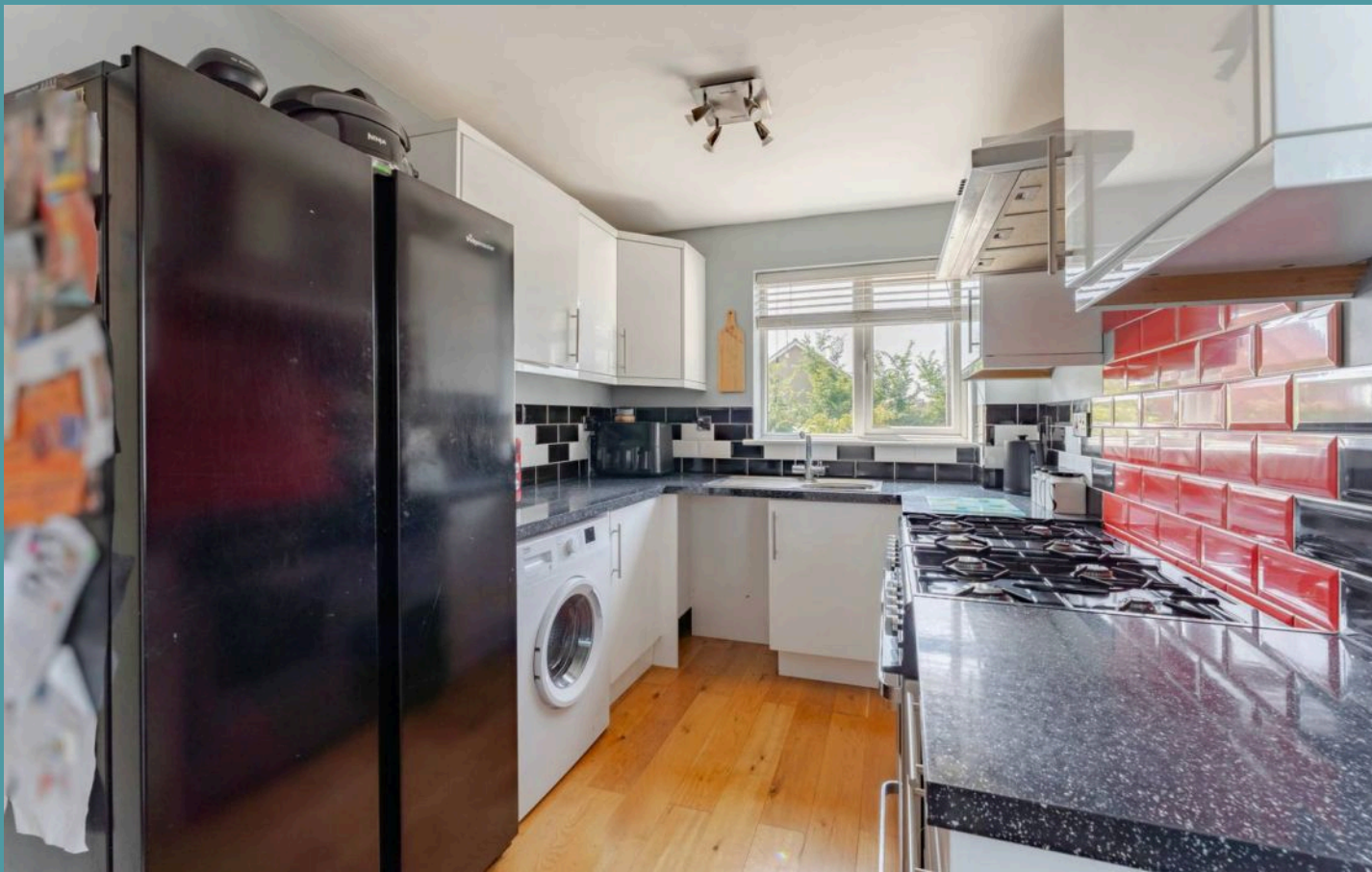
Welcome to this delightful semi-detached home in the sought-after area of Carlton Colville. Set on a generous corner plot, this versatile residence offers a warm and spacious layout, featuring a welcoming porch and hallway, a cosy sitting room, a well-equipped kitchen, and a separate dining area perfect for family gatherings. With three bedrooms—two offering built-in storage—and a modern family bathroom, this home ticks all the right boxes. Outside, enjoy a large, beautifully maintained garden with lawn, patio, and shed, plus the convenience of a private driveway for off-road parking. Ideal as a first home, family residence, or investment opportunity.

Location

Hollow Lane in Carlton Colville is a quiet residential street located in a popular suburb just southwest of Lowestoft in Suffolk. For daily shopping needs, residents have access to convenience stores and local takeaways situated nearby on Ashburnham Way and Beccles Road. A short drive brings you to larger supermarkets and retail parks in Oulton Broad and central Lowestoft, where national chains like Tesco, Morrisons, and Asda are available.

Families benefit from a selection of local schools. Grove Primary School is within walking distance, offering education for younger children, while secondary education is provided by nearby Pakefield High School and East Point Academy. The area is also served by The Warren School, catering to special educational needs.





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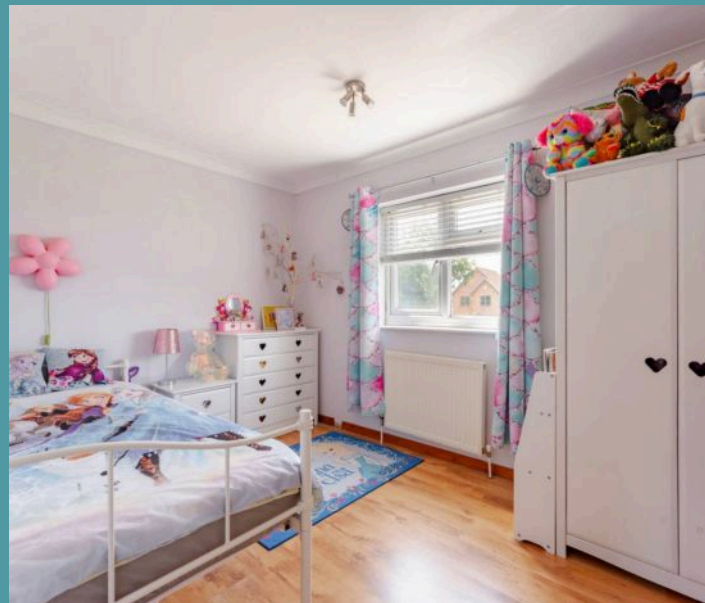
Healthcare facilities are well within reach. Rosedale Surgery and other GP practices are located close by, with Carlton Court Hospital just around the corner offering mental health and community care services. Pharmacies and dental practices are also conveniently located in the surrounding area.

Transport links are a key advantage of this location. Local bus services run through Carlton Colville, offering regular connections to Lowestoft town centre, Beccles, and other nearby communities. Oulton Broad South railway station, less than two miles away, provides direct rail links to Ipswich and Norwich via the East Suffolk Line. The A146 is easily accessible, connecting Hollow Lane to the wider East Anglia road network.

Hollow Lane

The home opens with a porch entrance leading into a versatile hallway that can easily be transformed into a cosy snug, home office, or additional reception area, catering to a range of modern lifestyles.

At the heart of the home is a spacious sitting room, perfect for relaxing or entertaining guests in comfort. The adjoining kitchen is well-equipped with ample wall and base cabinetry, a double oven, and designated spaces for both a fridge/freezer and washing appliances, ensuring practicality and functionality. A separate dining room provides an inviting space for family meals and social gatherings.





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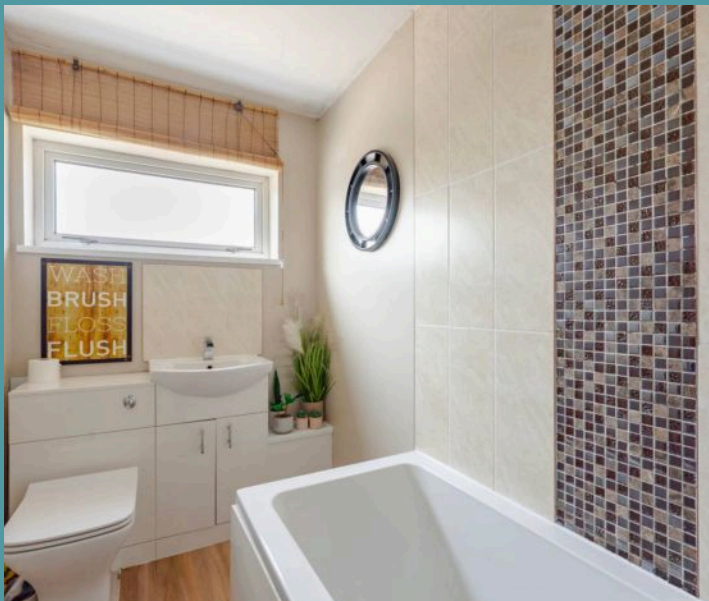
Carlton Colville, Lowestoft

Upstairs, the property features three well-proportioned bedrooms, two of which benefit from built-in storage, ideal for keeping spaces tidy and clutter-free. The family bathroom comprises a modern three-piece suite, combining style with everyday convenience.

Externally, the property truly shines with a large, well-maintained garden, mainly laid to lawn and complemented by a patio area – perfect for summer barbecues or outdoor dining. A storage shed adds further utility for gardening tools or additional storage needs. The home also benefits from a private driveway, providing valuable off-road parking.

Agents note

Freehold





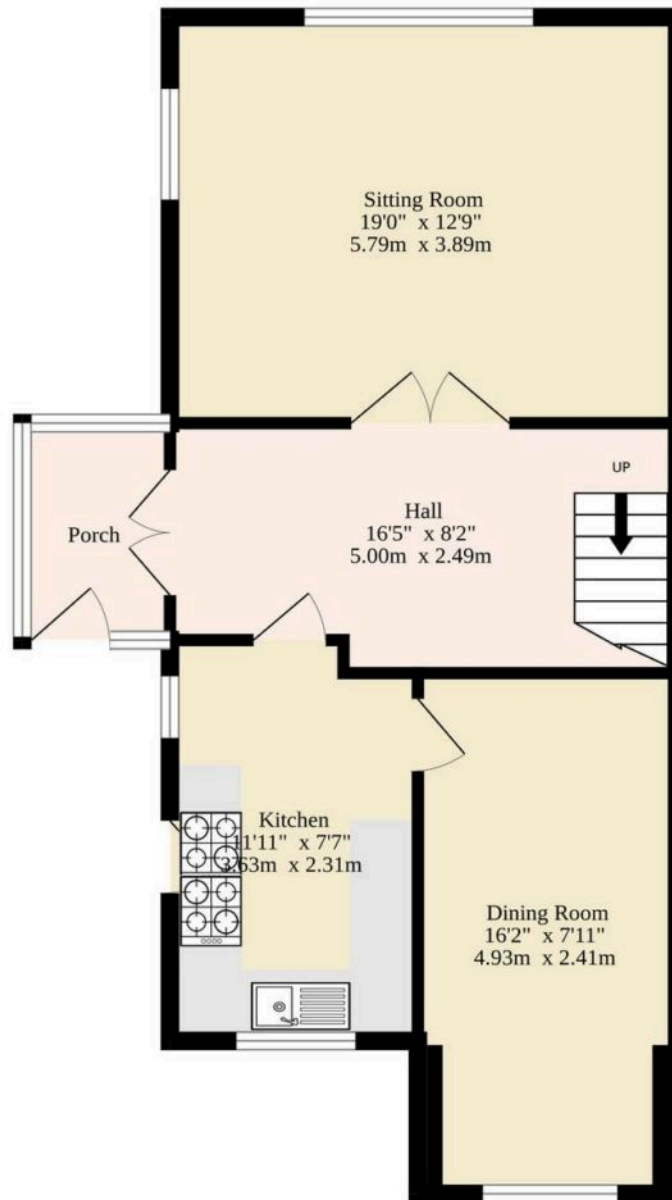
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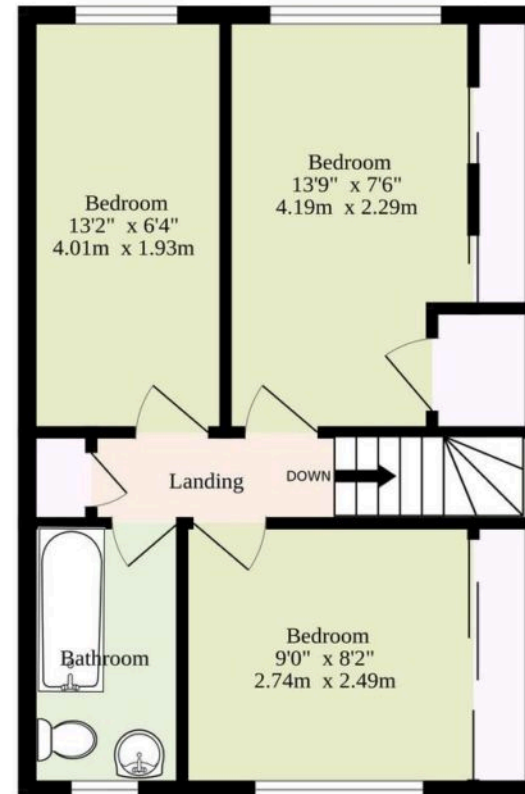
- Semi-detached residence in the sought-after area of Carlton Colville
- Perfect first home, family home or investment purchase
- Spacious sitting room inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, a double oven and space for a fridge/freezer and washing appliances
- Dining room encouraging family meals and gatherings
- Three bedrooms, two with built-in storage
- Family bathroom with a three-piece suite
- Large and well-maintained garden, with a laid to lawn, a patio area and a storage shed
- Driveway providing off-road parking
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
556 sq.ft. (51.7 sq.m.) approx.



1st Floor
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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