



5 Yarrow Drive, Carlton Colville

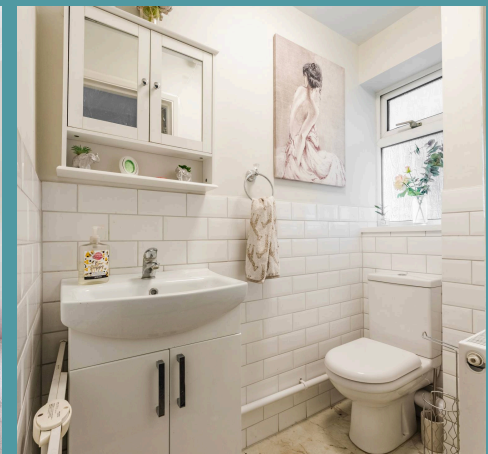
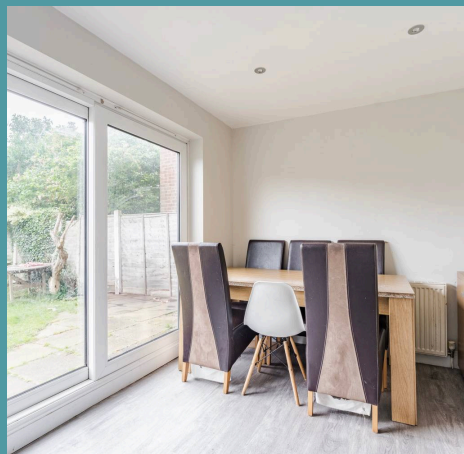
5 Yarrow Drive

Carlton Colville, Lowestoft

Step into your perfect family home in the heart of Carlton Colville. This impressive detached residence combines spacious, flexible living with a welcoming atmosphere—ideal for modern family life. From the light-filled bay-fronted sitting room to the open-plan kitchen/dining area with French doors to the garden, every corner is designed for comfort and connection. With four versatile bedrooms, a sleek family shower room, and a generous private garden, there's space for everyone to grow and thrive. Add in off-road parking, a garage, and a sought-after location, and you have a home that truly ticks all the boxes.

Location

Yarrow Drive is a quiet residential street located in the sought-after suburb of Carlton Colville, on the southern outskirts of Lowestoft, Suffolk. This area offers a pleasant, family-friendly environment with a mix of modern homes and green open spaces. Yarrow Drive benefits from its close proximity to the scenic Oulton Broad, just a 5-minute drive away, where residents can enjoy boating, waterfront dining, and access to the southern gateway of the Norfolk Broads National Park. The area is well-equipped with essential amenities, including local shops such as convenience stores and takeaways, and a Co-op Food store within easy reach. Families are well-catered for with reputable schools nearby, including Carlton Colville Primary School and Pakefield High School.





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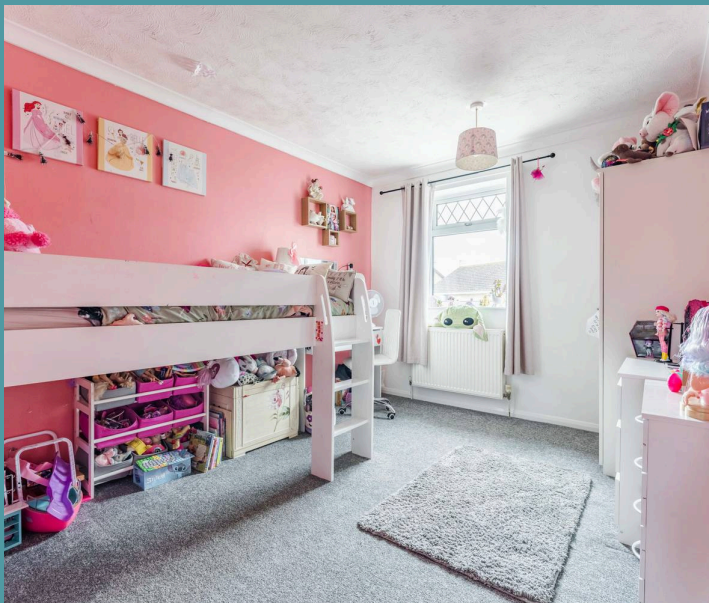
Healthcare needs are covered by nearby GP surgeries and dental practices, and the area also offers pharmacy access within a short distance. Public transport links are convenient, with regular bus services connecting to Lowestoft town centre and surrounding villages. For rail travel, Oulton Broad South and Oulton Broad North stations are both within a short drive, providing connections to Norwich, Ipswich, and beyond.

Yarrow Drive

Upon arrival, you are welcomed by a charming storm porch, leading into a spacious and inviting entrance hall that immediately sets the tone for the home's warm and well-maintained interior. A conveniently located cloakroom/WC adds to the practical appeal of the ground floor.

To the front of the property lies a generous sitting room, bathed in natural light from the striking large bay window—creating a bright and welcoming environment ideal for both relaxing and entertaining.

At the heart of the home is a stylish open-plan kitchen/dining room, designed with family living in mind. The kitchen boasts modern cabinetry, an integrated oven, and ample space for fridge/freezer, dishwasher, and laundry appliances. The dining area is perfectly positioned with French doors opening directly onto the rear garden—seamlessly blending indoor and outdoor living, and providing the perfect setting for family meals, social gatherings, or summertime entertaining.





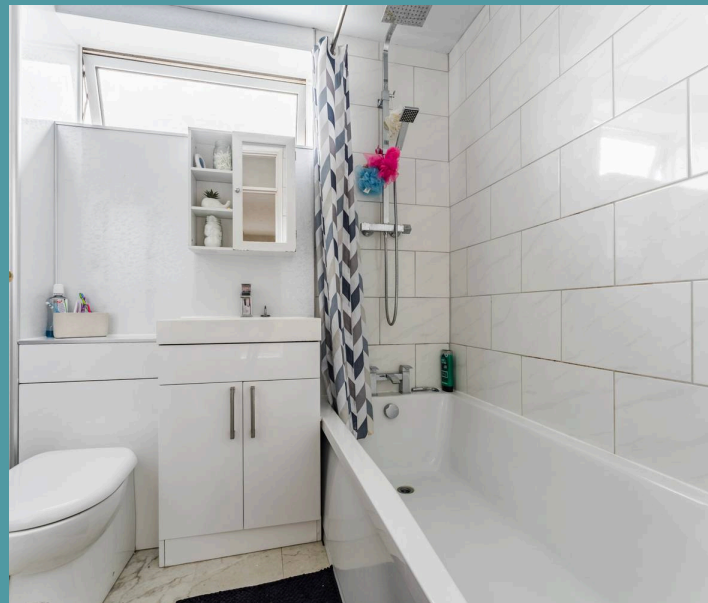
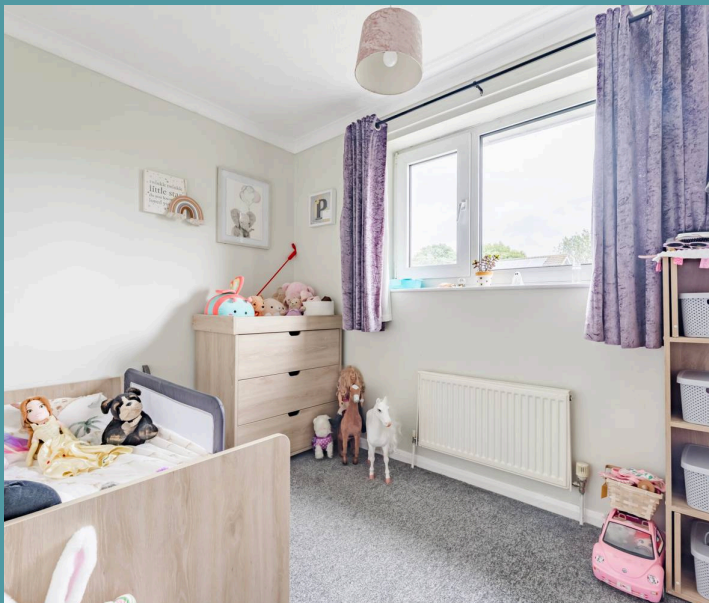
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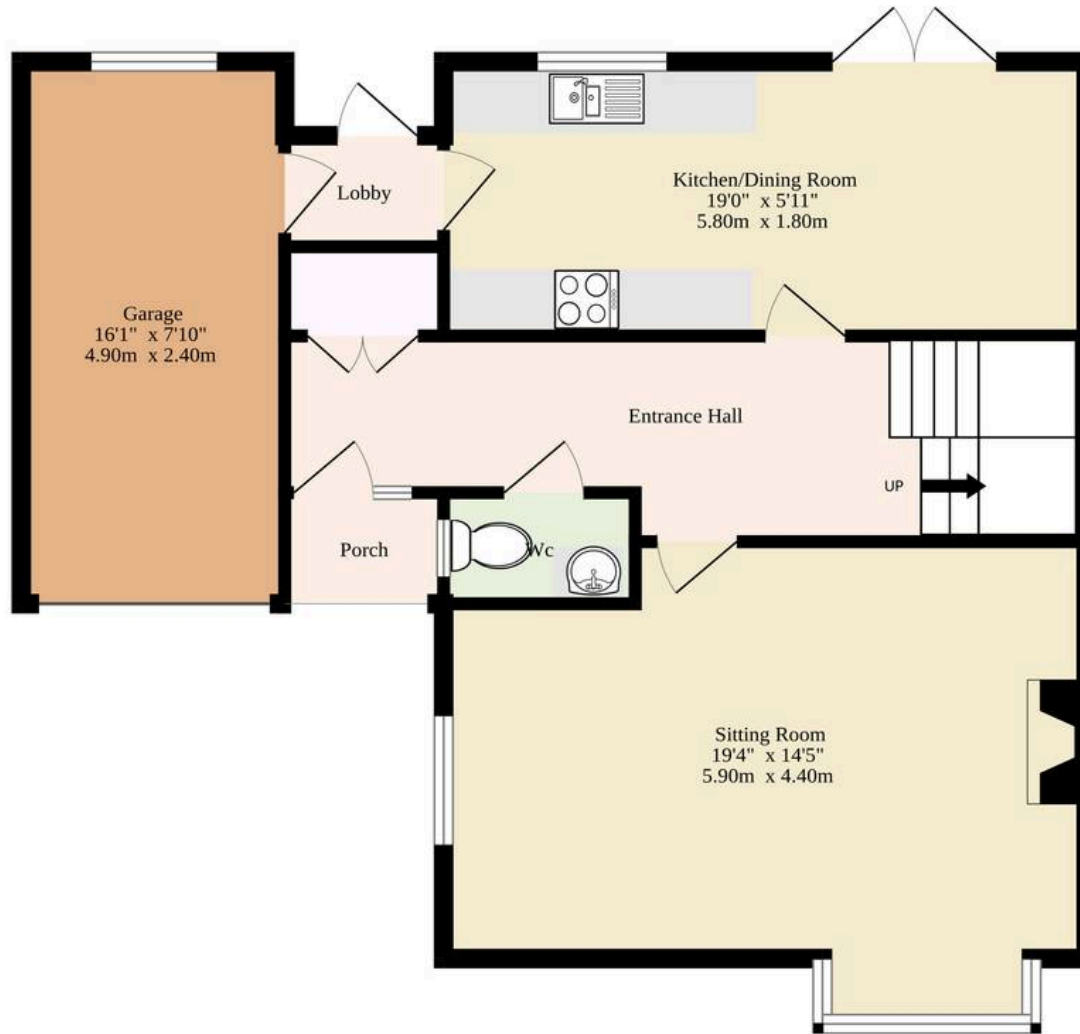
Upstairs, the property offers four bedrooms, catering to a variety of needs from sleeping quarters to home offices or playrooms. These are served by a modern family shower room, complete with a contemporary three-piece suite for everyday convenience.

Externally, the home boasts a substantial and private rear garden, featuring a combination of patio space, well-maintained lawn, and a timber storage shed. To the front, a private driveway provides off-road parking, complemented by a garage for additional storage or workshop potential.

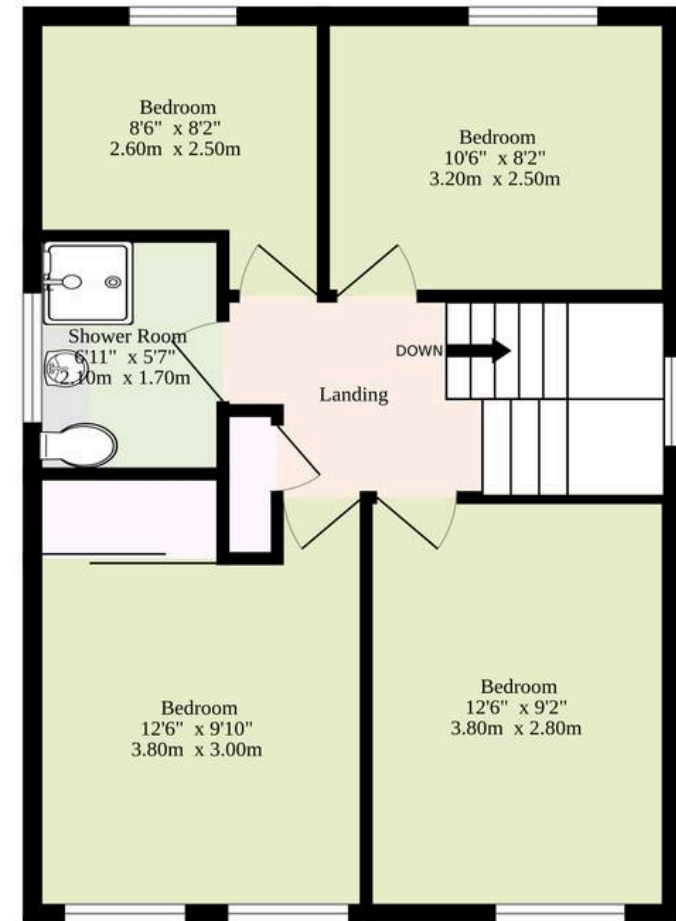
- Detached residence set in the sought-after area of Carlton Colville
- Perfect family home showcasing spacious and flexible accommodation, ready to adapt to your own preferences and style
- Spacious sitting room accentuated by a large bay window, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated oven and spaces for your fridge/freezer, dishwasher and laundry appliances
- French doors positioned in front of the dining area, encouraging family gatherings
- Four bedrooms that vary in size and a family shower room
- Large and private garden, with a patio area, a laid to lawn and a timber storage shed
- Driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
678 sq.ft. (63.0 sq.m.) approx.



1st Floor
431 sq.ft. (40.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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