



6 Harrop Dale, Carlton Colville

Lowestoft



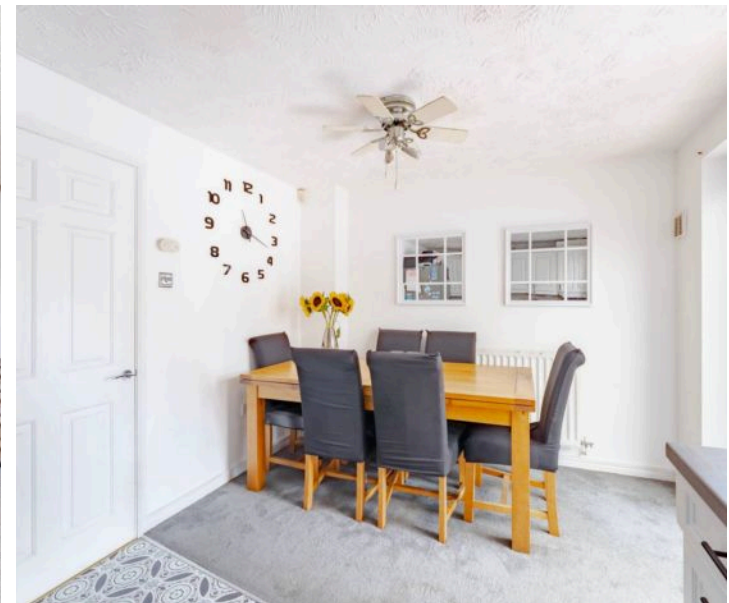
Minors & Brady



## 6 Harrop Dale

Carlton Colville, Lowestoft

Guide price £210,000-£230,000 Step into stylish and stress-free living with this beautifully presented mid-terrace home, perfectly positioned in the sought-after area of Carlton Colville, Lowestoft. Ideal for first-time buyers or investors, the property offers a spacious sitting room, modern kitchen/diner, and a bright conservatory that adds a versatile second living space. With three bedrooms, including a private en-suite, a low-maintenance garden, allocated parking, and an en-bloc garage, this home blends comfort, convenience, and contemporary design in one.



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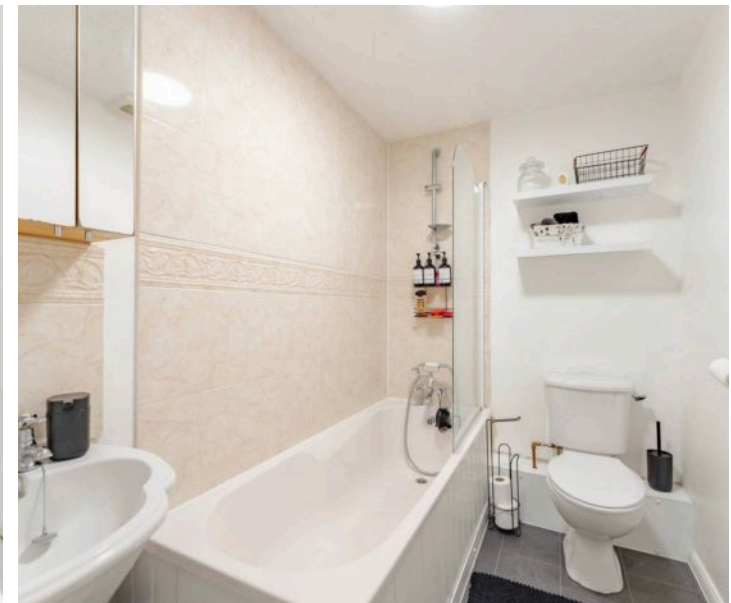
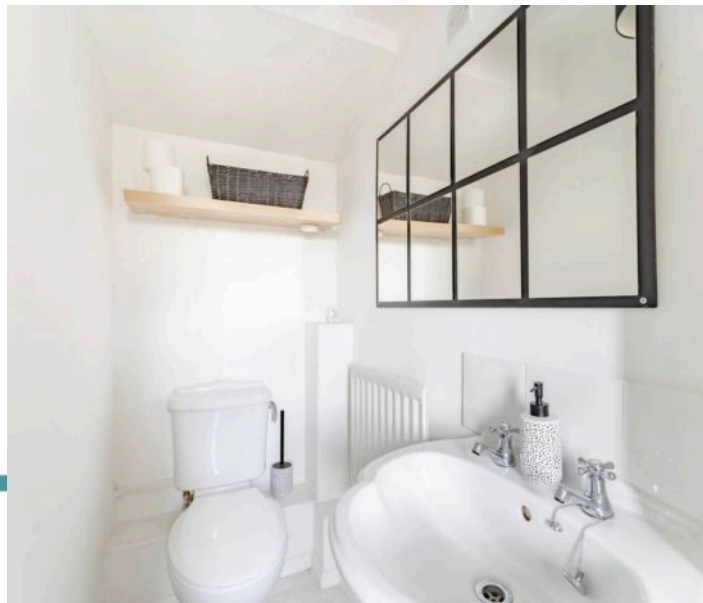
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## 6 Harrop Dale

Carlton Colville, Lowestoft

- Guide price £210,000-£230,000
- Chain free
- Mid-terrace residence in the sought-after area of Carlton Colville, Lowestoft
- Perfect first home or investment purchase
- Spacious sitting room inviting relaxation and entertaining
- Kitchen/dining room equipped with modern cabinetry, an integrated oven, space for a fridge/freezer and under-counter areas for appliances
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Three bedrooms, a private en-suite and a family bathroom
- A private, low-maintenance garden featuring several patio areas and an artificial lawn
- Allocated off-road parking and an en-bloc garage for storage options
- Close to local shops, the scenic coast, schools, healthcare facilities and transport links



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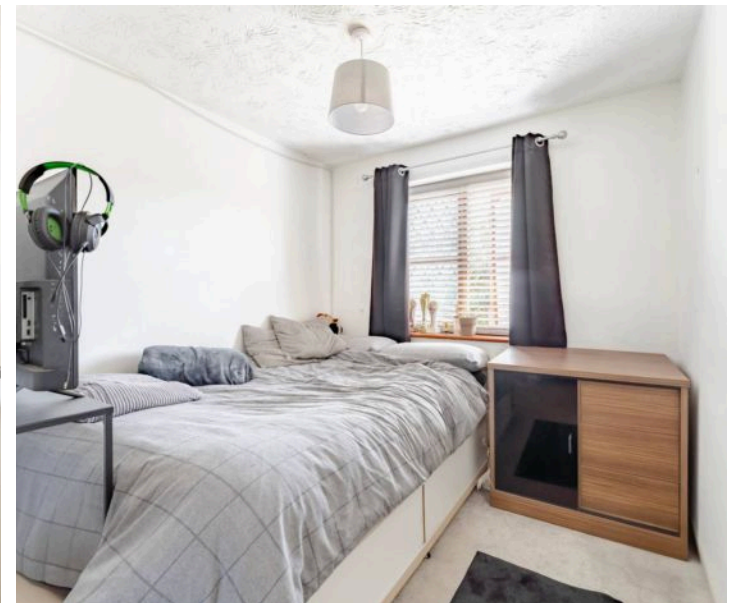
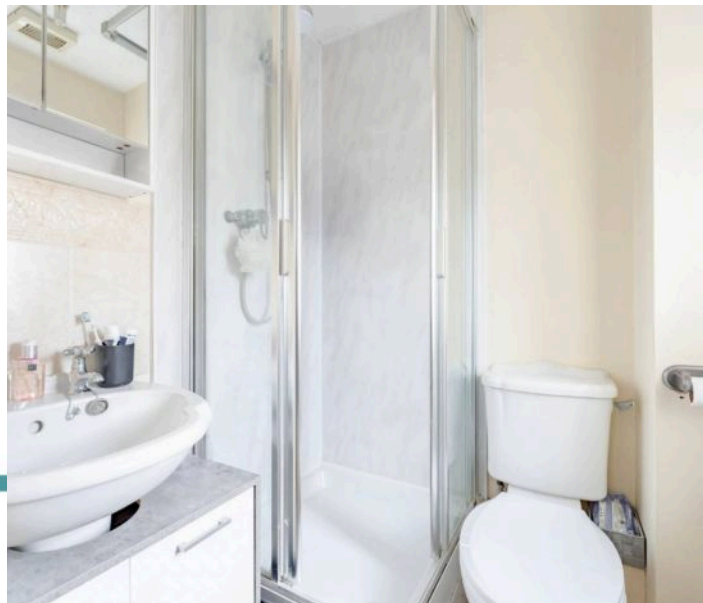


## 6 Harrop Dale

Carlton Colville, Lowestoft

### Location

Harrop Dale is a quiet residential cul-de-sac situated in the heart of Carlton Colville, a well-established suburb in Lowestoft, Suffolk. Local amenities are within easy reach, with small convenience stores, a Post Office, and takeaways available along nearby Ashburnham Way. For larger shops, residents can head to the nearby shopping areas in Pakefield or Lowestoft town centre. The area is well-served by schools: Carlton Colville Primary School and Pakefield High School are both within a short drive or cycle, offering reputable education options for all ages. Healthcare needs are catered to by local GP surgeries and pharmacies nearby, with additional medical services available in central Lowestoft. Public transport links are reliable, with regular bus services connecting Carlton Colville to Lowestoft, Beccles, and Norwich. The nearest train stations—Oulton Broad South and Lowestoft—provide access to regional and national rail services.



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# 6 Harrop Dale

Carlton Colville, Lowestoft

Step inside through a welcoming entrance hall, complete with a convenient ground floor WC, ideal for guests and everyday use. The heart of the home lies in the spacious sitting room, a warm and inviting space that's perfect for both relaxed evenings and entertaining friends and family.

To the rear, the modern kitchen/dining room features sleek cabinetry, an integrated oven, ample space for a fridge/freezer and under-counter provisions cater to additional appliances. From here, step into the light-filled conservatory, an impressive extension of the living area that seamlessly brings the outdoors in, offering year-round enjoyment of your garden views.

Upstairs, the property comprises three well-proportioned bedrooms, including a private en-suite to the main bedroom, alongside a modern family bathroom.

Outside, the low-maintenance rear garden offers several patio areas for alfresco dining or relaxing in the sun, enhanced by a practical artificial lawn that stays green all year round with minimal upkeep.

Further benefits include allocated off-road parking and an en-bloc garage, providing secure storage or additional parking options.

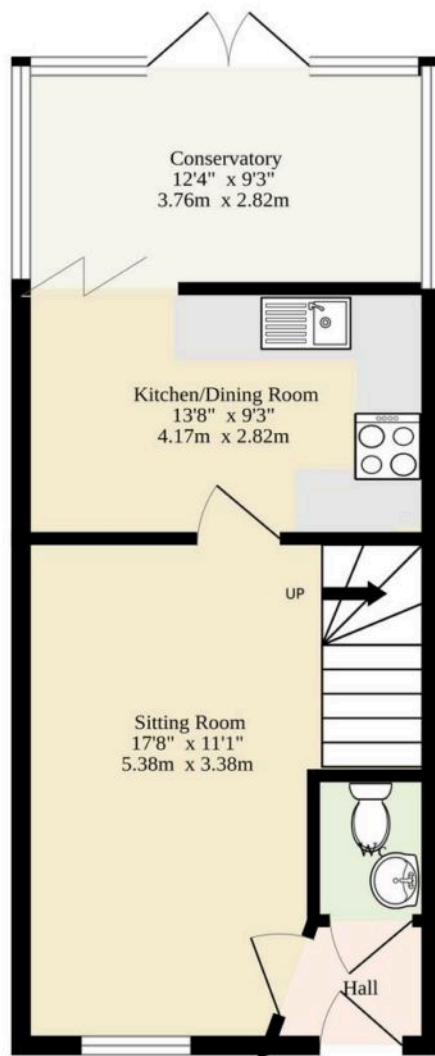
### Agents note

Freehold

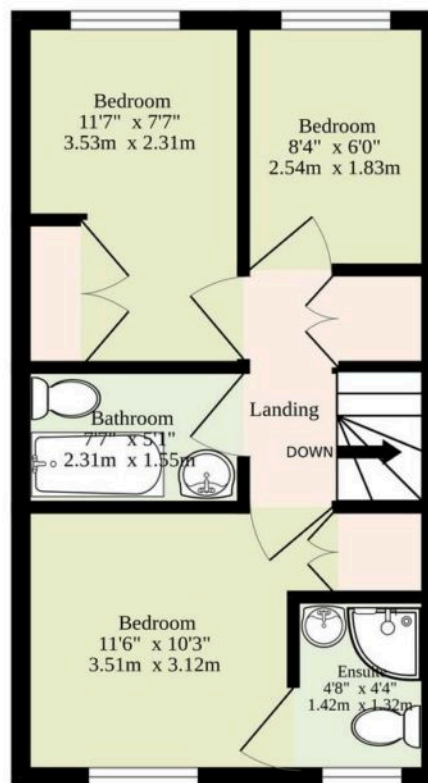


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

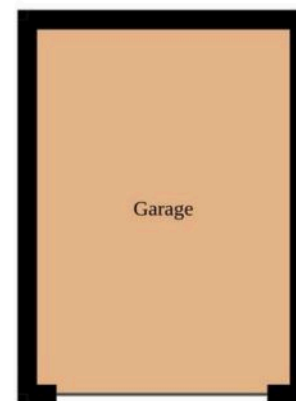
Ground Floor  
479 sq.ft. (44.5 sq.m.) approx.



1st Floor  
343 sq.ft. (31.9 sq.m.) approx.



Garage



Sqft Does Not Include The Garage

TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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