



8 Old Farm Road, Carlton Colville

Lowestoft



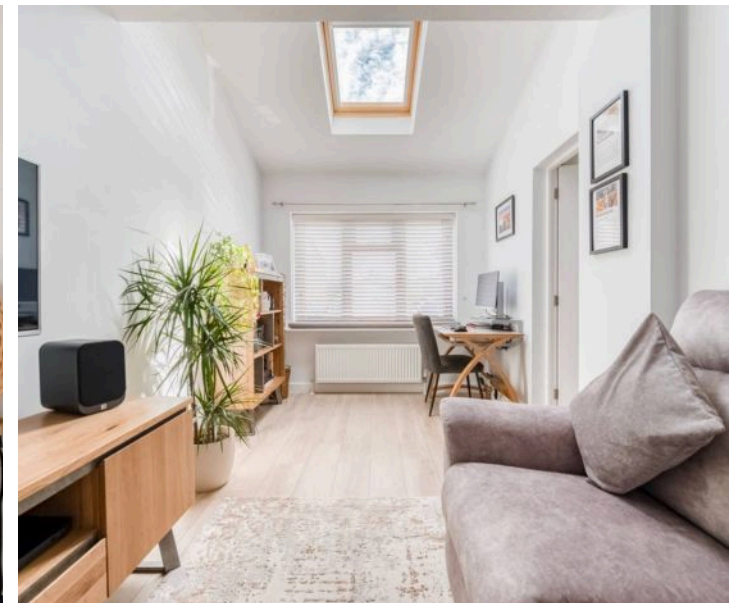
Guide Price £350,000  
Minors & Brady



## 8 Old Farm Road

Carlton Colville, Lowestoft

Tucked away in a quiet cul-de-sac in the desirable area of Carlton Colville, this impressive detached residence offers the ideal setting for modern family life. Extended and thoughtfully designed, the home showcasing spacious and adaptable living throughout—featuring a bright sitting room, a versatile second reception space, and a stunning open-plan kitchen/dining/living area with skylights and bi-fold doors opening to the garden. With three generous double bedrooms, including a luxurious en-suite to the principal room, a sleek family bathroom, and a convenient ground floor WC, every detail has been considered. Outside, a private west-facing garden with patio areas and a driveway for off-road parking completes this exceptional lifestyle property.



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Carlton Colville, Lowestoft

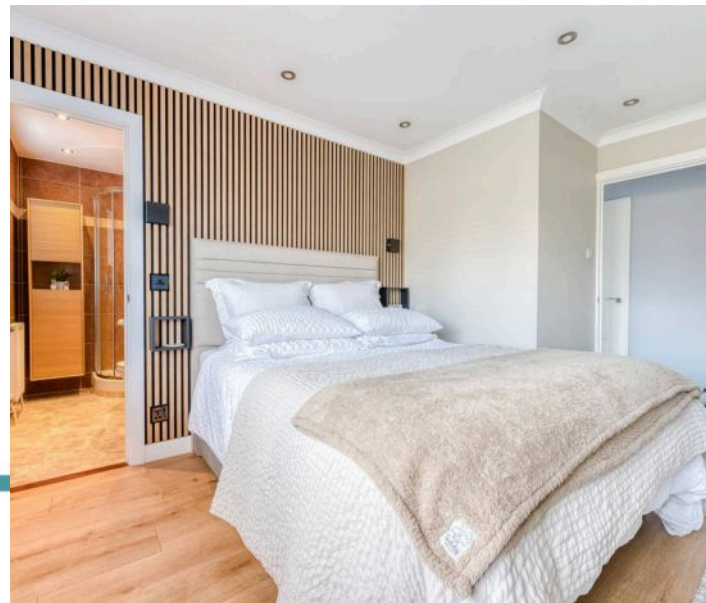
## Location

Old Farm Road is a quiet, residential street located in the well-established suburb of Carlton Colville, just southwest of Lowestoft in Suffolk. Local amenities are conveniently located nearby, including a Co-op convenience store, pharmacy, post office, and independent shops catering to daily needs. For larger grocery trips, Lowestoft town centre and retail parks are just a short drive away.

Families are well-catered for, with several good-rated primary schools within easy reach, including Carlton Colville Primary School and Elm Tree Primary. Secondary education is available nearby at Pakefield High School and East Point Academy, both accessible within a 10-15 minute drive. For early years, there are local nurseries and childminding services available throughout the area.

Transport links are reliable and well-connected. Oulton Broad South railway station is just over a mile away, offering services to Lowestoft, Ipswich, and connections to Norwich and London. Several local bus routes serve Carlton Colville, including regular services to Lowestoft town centre, making commuting and access to coastal attractions straightforward.

Recreational opportunities are abundant. Carlton Marshes nature reserve provides scenic walking trails and wildlife spotting opportunities, while the East Anglia Transport Museum offers family-friendly entertainment and local heritage experiences. Green spaces, children's play areas, and a selection of pubs and cafes give the area a welcoming and well-rounded village feel, all while remaining close to coastal amenities and urban conveniences.



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Upon entering, you're welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the home. The main sitting room is a light-filled space, with generous proportions and a large window that create a warm and relaxing atmosphere—perfect for unwinding at the end of the day or entertaining guests in style.

A second flexible reception room provides endless possibilities—it could serve as a cosy snug for relaxed evenings, a dedicated playroom for younger children, or a quiet and private home office for those who work remotely. The space is yours to tailor to suit your lifestyle.

The heart of the home is undoubtedly the stunning open-plan kitchen, dining, and living area. Designed for both everyday living and hosting friends and family, this space is beautifully enhanced by overhead skylights and bi-fold doors that seamlessly connect the indoors with the garden beyond. The kitchen itself is equipped with stylish cabinetry, a central island with elegant pendant lighting, and a full suite of integrated appliances—including an oven, induction hob, dishwasher, and fridge/freezer. A convenient ground-floor WC adds to the practical layout of this family home.

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Upstairs, the property continues to impress with three generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes and a sleek, private en-suite shower room. The second bedroom also includes a built-in wardrobe, while the third is ideal for a child's room, guest space, or even a second office. A modern family bathroom, finished with a modern three-piece suite, completes the upper level.

Step outside and enjoy your own private west-facing garden, perfect for both relaxing and socialising. The garden features a well-maintained lawn, thoughtfully planted borders, multiple patio spaces for al fresco dining or lounging, and a large timber shed providing ample storage. To the front, a private driveway offers convenient off-road parking, making daily life that little bit easier.

### Agents note

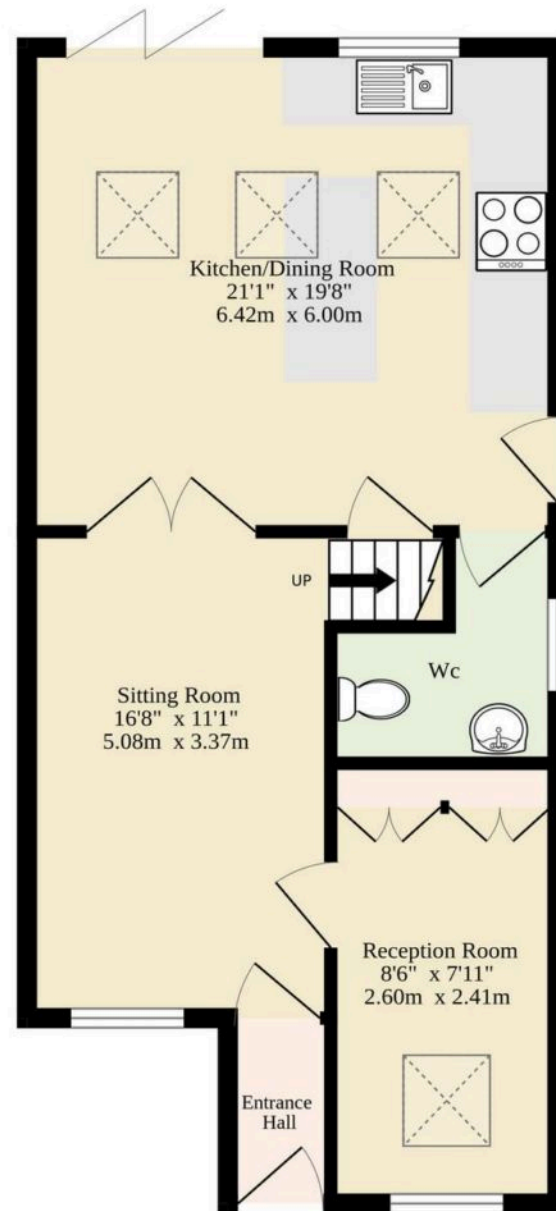
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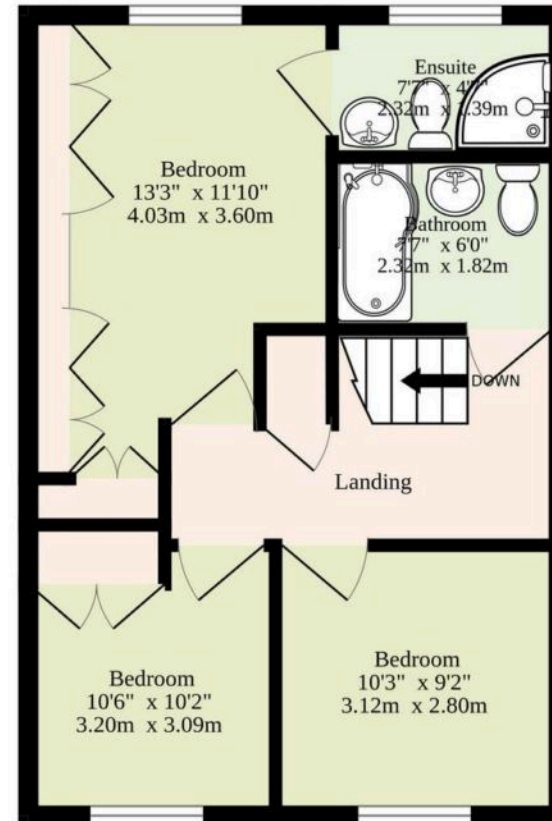
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Ground Floor  
759 sq.ft. (70.5 sq.m.) approx.



1st Floor  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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