



10 Elmdale Drive, Carlton Colville

Lowestoft



Guide Price £210,000
Minors & Brady

10 Elmdale Drive

Carlton Colville, Lowestoft

Perfectly positioned in the sought-after area of Carlton Colville, this semi-detached bungalow is a stylish and practical retreat for those seeking the ease of single-level living. Recently updated with new flooring and a new boiler, the home offers a move-in-ready lifestyle that blends comfort and functionality. With a bright sitting room, two spacious double bedrooms, a well-equipped kitchen, and a classic three-piece bathroom, the layout is ideal for downsizers or anyone craving simplicity without compromise. Outside, enjoy a private garden with a patio for alfresco moments, plus a driveway offering off-road parking for multiple vehicles—all set within a quiet, established residential neighbourhood.

- Semi-detached bungalow located in a well-established residential area in Carlton Colville, Lowestoft
- Perfect choice for those looking to downsize, or if you require a single-level layout
- Modern upgrades including new flooring and a boiler
- Kitchen equipped with wall and base cabinetry, an integrated oven and under-counter areas for laundry appliances
- Light-filled sitting room inviting relaxation and entertaining
- Two double bedrooms and a bathroom comprising of a classic three-piece suite
- A private garden featuring a patio area for seating arrangements and two timber storage sheds
- A driveway providing off-road parking for multiple vehicles
- Close to the coast, local shops, healthcare facilities and transport links



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Location

Elmdale Drive is a quiet, residential cul-de-sac located in the popular suburb of Carlton Colville, just south of Lowestoft in Suffolk. Within walking distance, residents have access to a small cluster of local shops along Ashburnham Way, including a Co-op convenience store, a pharmacy, a takeaway, and a hairdresser. For a broader retail offering, nearby Lowestoft town centre and the retail parks along London Road South offer supermarkets, banks, restaurants, and high street stores.

The area is well-served educationally, with Grove Primary School just a short walk away, and both Westwood Primary and Elm Tree Primary School within a mile. For secondary education, Pakefield High School is the nearest and easily accessible by public transport or a short drive. Sixth form and college education is available in Lowestoft, including Lowestoft Sixth Form College and East Coast College, both a short bus or car journey away.

Transport links are practical and well-connected. Local bus services run frequently through Carlton Colville, providing routes into Lowestoft town centre, Oulton Broad, and nearby villages. Oulton Broad South railway station, around a 5-minute drive away, offers services on the East Suffolk Line, linking to Ipswich and Norwich. For drivers, the A146 and A12 roads provide good onward connections to Norwich, Great Yarmouth, and the broader East Anglia region.



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Step into a welcoming entrance hall, complete with a handy storage cupboard—perfect for keeping everyday essentials neatly tucked away. The property has recently been enhanced with new flooring throughout, as well as a new boiler, ensuring both style and efficiency are already taken care of.

The kitchen is practical and well-appointed, featuring a combination of wall and base cabinetry that provides ample storage, alongside an integrated oven and dedicated under-counter spaces for your laundry appliances. Whether you're preparing meals for yourself or hosting a few guests, this space is designed to meet daily needs with ease.

The light-filled sitting room serves as the heart of the home—a calm, inviting space where you can relax in comfort or entertain friends and family. Large windows draw in natural light, adding to the airy ambiance and making it a pleasure to spend time in.

There are two double bedrooms, offering flexibility whether you need a guest room, home office, or simply a peaceful place to rest. The bathroom is fitted with a classic three-piece suite, offering both practicality and timeless appeal.



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Outside, the private garden is a charming extension of the living space. A paved patio area is ideal for seating or outdoor dining during warmer months, and two timber storage sheds offers a practical solution for gardening tools or seasonal items.

Completing the lifestyle package is a private driveway that accommodates multiple vehicles—offering the convenience of off-road parking in a quiet, residential setting. With its easy-living layout and move-in-ready condition, this bungalow offers a low-maintenance lifestyle in a desirable location, perfect for those seeking a slower pace without sacrificing modern comforts.

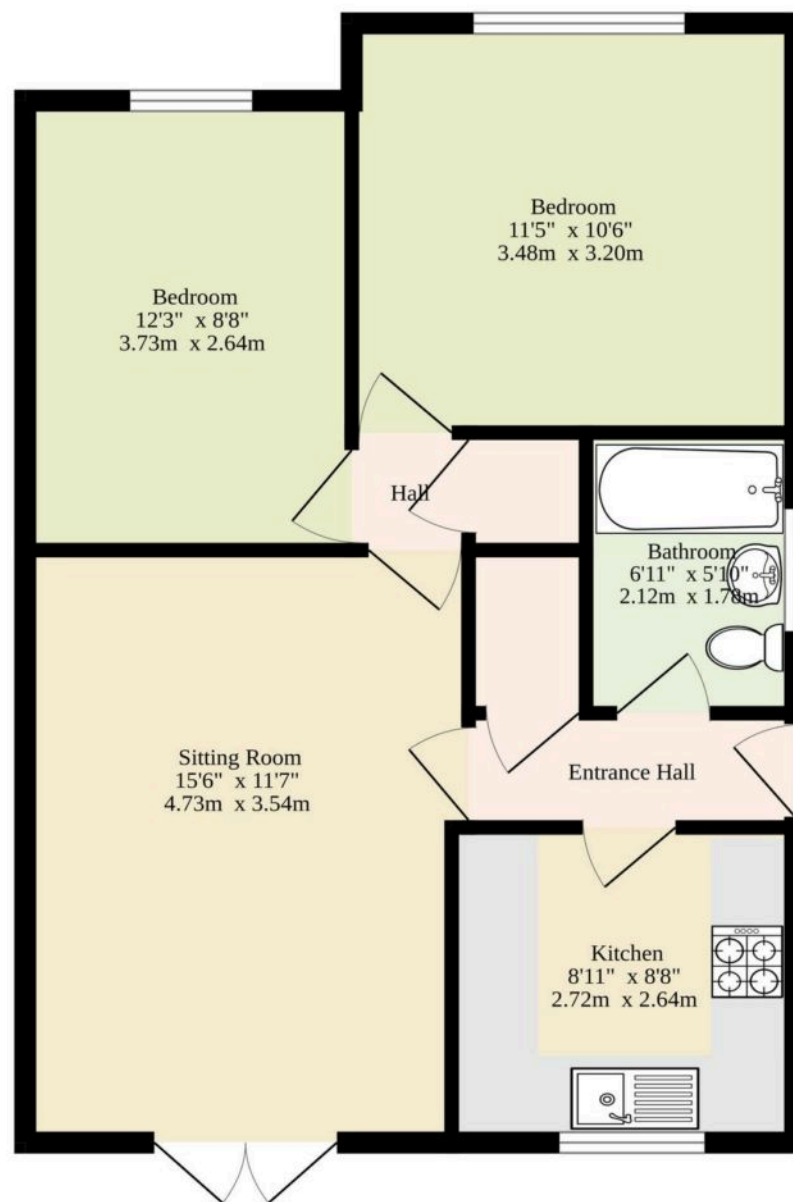
Agents note

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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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