



The Lodge Grove Road North, Carlton Colville

Lowestoft



£650,000  
Minors & Brady



# The Lodge Grove Road North

Carlton Colville, Lowestoft

Step into a lifestyle of elevated sophistication with this one-of-a-kind residence in the desirable Carlton Colville. Built in 2015 by the acclaimed Gilbert Builders and expertly extended in 2020, this exceptional detached home is a triumph of contemporary design—where clean lines, refined finishes, and purposeful living converge. Behind its striking façade lies over 2,000 sqft of beautifully curated space, where luxurious finishes meet smart, sustainable features including solar-powered hot water, a rainwater harvester, and a Klargester treatment plant. Every inch of this home has been meticulously designed—from the Scandinavian-inspired sitting room with feature wood burner to the show-stopping principal suite with walk-in wardrobe and spa-style en-suite. A rare opportunity to own a home that is as stylish as it is functional, offering understated luxury in every detail.



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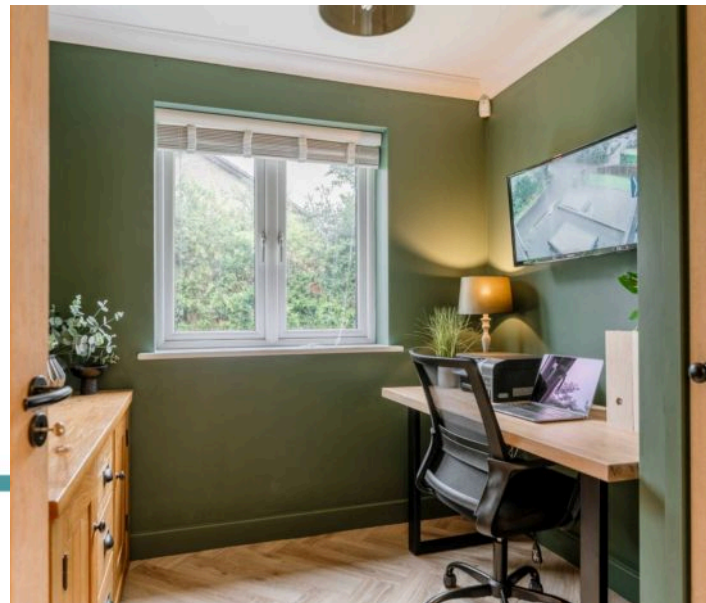
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- Individually designed residence, built in 2015 by the highly regarded Gilbert Builders, along with a 2020 extension
- Eco-conscious design incorporating solar panels for hot water, a rainwater harvester, and a regularly serviced Klargester treatment plant for efficient, sustainable living
- Over 2,000 sq ft of refined, light-filled living space designed for modern family life with flexible-use rooms including a dedicated home office and a cinema snug
- Open-plan kitchen/dining room showcasing cashmere cabinetry, brushed gold hardware, solid Corian Aria worktops, and a full suite of integrated appliances
- Bespoke interiors featuring a Scandinavian-inspired sitting room with a statement wood burner, tall windows, and rich green tones that anchor the space with style
- Exceptional principal suite offering a spa-like retreat with walk-in wardrobe, luxury en-suite bathroom with freestanding tub and a TV
- Thoughtfully planned layout with a galleried landing that maximises natural light and enhances the flow of the home, connecting five double bedrooms and three luxury bathrooms
- South-westerly landscaped garden that wraps around the side, with an expansive lawn and a sun-drenched terrace ideal for summer bbqs, alfresco dining and relaxing
- Striking exterior aesthetic with contemporary cladding, crisp white render, anthracite grey windows and doors, and a driveway for off-road parking
- Versatile converted garage currently serving as a premium home gym with ambient lighting, easily adaptable for studio, hobby space, or reinstatement as a garage



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## Location

Grove Road North in Carlton Colville is a quiet, semi-rural residential street. Within walking distance are essential local shops, including a small Co-op convenience store, independent cafés, a hairdresser, and a post office, serving day-to-day needs. Families are well catered for, with Grove Primary School nearby—along with other good-rated primaries such as Elm Tree and Dell Primary—and several secondary schools within a short drive. Healthcare services are easily accessible, with local GP surgeries, dental clinics, and pharmacies situated within a one to two-mile radius. For commuters, transport links are strong: regular bus services connect Carlton Colville to Lowestoft town centre, Beccles, and Norwich, while Oulton Broad South train station provides direct rail access to Ipswich and Norwich. The A146 and A12 roads offer convenient routes for drivers heading further afield. Surrounded by green spaces, including nearby nature reserves and the Broads National Park.



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From the moment you arrive, the home's striking architectural presence makes an unforgettable impression. A crisp white render, accented with stylish cladding and anthracite grey windows and doors, sets a sleek, sophisticated tone. The paved driveway offers off-road parking, while the former garage has been transformed into a high-spec home gym, enhanced by premium lighting—though easily adaptable back into a garage, studio, or hobby space.

Step inside and be greeted by a bright, gallery-like entrance hall, flooded with natural light and finished with a vibrant, design-led WC. This sets the tone for a home where every corner has been curated with purpose and flair.

To the front of the house lies a private home office, ideal for remote work, alongside a versatile snug or cinema room—easily reimagined as a playroom or sixth bedroom. The main sitting room is nothing short of breath-taking. Anchored by a Scandinavian-style wood burner and wrapped in bold, sumptuous green tones, it evokes a sense of warmth, comfort, and effortless sophistication—a true sanctuary for relaxed evenings or hosting in style.



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At the heart of the home is the open-plan kitchen and dining area, where everyday life meets elevated design. The soft cashmere cabinetry pairs beautifully with brushed gold hardware and solid Corian Aria worktops. Integrated appliances include a double oven, gas hob, and dishwasher, while a central breakfast bar invites casual conversation and morning routines. A bank of bi-fold doors opens seamlessly onto the garden, creating an enviable indoor-outdoor flow—perfect for al fresco dining and summer entertaining under the south-westerly sun. Adjacent lies a well-appointed utility room, echoing the kitchen's design aesthetic, and offering practicality without compromise.

Upstairs, the galleried landing continues the home's sense of light and openness. Five bedrooms radiate from this central space, each thoughtfully designed for comfort and privacy. The principal suite is the undeniable showstopper—a sanctuary of calm, where luxury is woven into every finish. Behind a sliding door lies a spacious walk-in dressing room and a spa-inspired en-suite, adorned in textured matt concrete with a freestanding tub, overlooking the grand window, and a discreet mirrored TV.

The second bedroom enjoys its own en-suite shower room, while the remaining three bedrooms share a contemporary family bathroom, elegantly styled with clean lines and quality fixtures.

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Outside, the garden wraps gracefully around the residence—a generous and private space, thoughtfully landscaped with laid to lawn, mature beds, and a raised bed for homegrown produce. The sun-drenched terrace offers the perfect setting for BBQs, sunset dinners, or simply unwinding with a glass of wine. There's even a wood store, ensuring everything has its place.

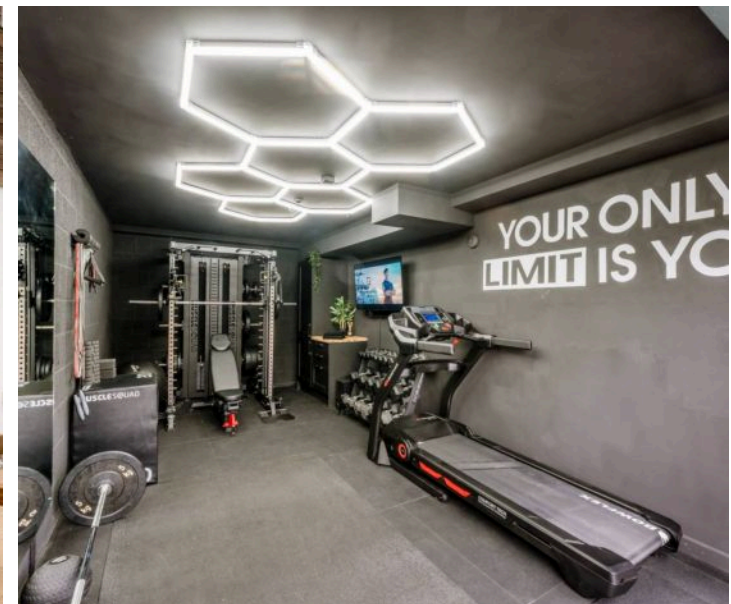
This is a home where environmental consciousness and exquisite taste coexist. With solar panels fuelling hot water, a rainwater harvester, and a regularly maintained Klargester treatment plant, sustainability underpins the lifestyle on offer.

Every element of this home speaks to a life well-lived—luxurious yet grounded, stylish yet sustainable. A rare opportunity to own a modern classic, where every detail has been considered for both present enjoyment and future-proofed living.

## Agents note

Freehold

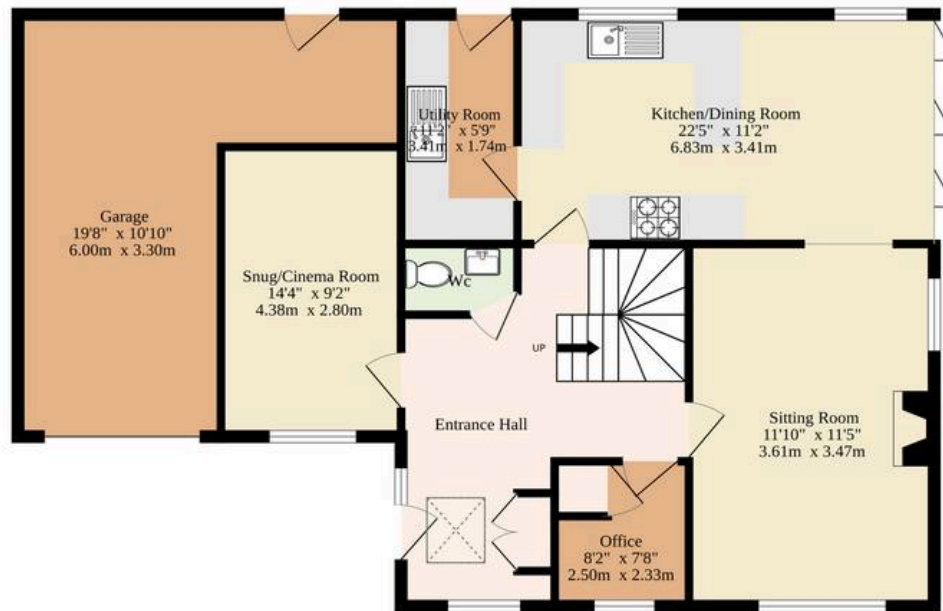
Mains water currently £22 pcm. Scottish power is currently £150 pcm for a family of 5. Klargester treatment plant that filters the water back into the mains drains, serviced and emptied yearly. Rainwater harvesting that supply's the outdoor tap. Underfloor heating on the ground floor.



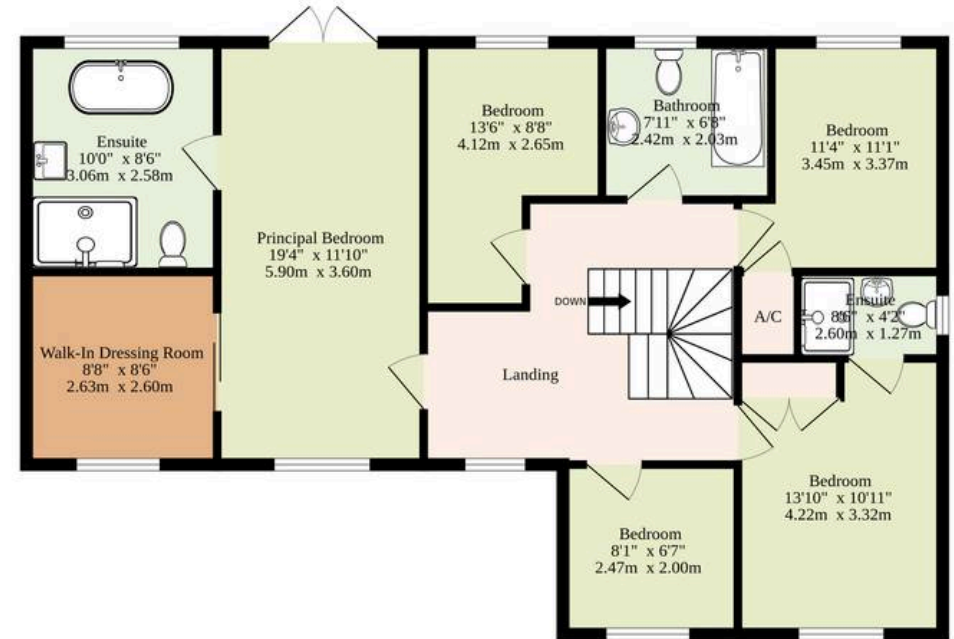
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**Ground Floor**  
1144 sq.ft. (106.3 sq.m.) approx.



**1st Floor**  
1146 sq.ft. (106.5 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 2291 sq.ft. (212.8 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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