



43 Hollow Grove Way, Carlton Colville

Lowestoft



In Excess of £185,000
Minors & Brady

43 Hollow Grove Way

Carlton Colville, Lowestoft

Step into a home that combines everyday comfort with smart, low-maintenance living in the ever-popular area of Carlton Colville, Lowestoft. This well-presented mid-terrace property is an ideal choice for first-time buyers or investors seeking a home with great potential and lifestyle appeal. From the welcoming porch entrance to the spacious open-plan sitting and dining room, every detail invites relaxed living and easy entertaining. The kitchen offers modern practicality with fitted cabinetry and an integrated oven, while the bright conservatory provides a seamless transition between indoor comfort and garden views. Upstairs, you'll find two well-sized bedrooms and a classic three-piece bathroom suite. Outside, a private rear garden with a brick-weave patio and artificial lawn ensures year-round enjoyment with minimal upkeep. With the added benefits of off-road parking and a detached garage, this home ticks all the boxes for convenience, style, and location.



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Carlton Colville, Lowestoft

- Mid-terrace residence positioned in the sought-after area of Carlton Colville, Lowestoft
- Perfect choice for first time buyers or investors!
- Spacious open-plan sitting/dining room, inviting relaxation and entertaining
- Kitchen equipped with cabinetry, an integrated oven and space for a fridge/freezer
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Two bedrooms and a bathroom, comprising of a classic three-piece suite
- A private, low-maintenance garden featuring a brick-weave patio and an artificial lawn
- Off-road parking and a detached garage offering storage options
- Close to local shops, schools, healthcare facilities and transport links



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Location

Hollow Grove Way is a quiet residential street nestled within the popular suburb of Carlton Colville, located just southwest of Lowestoft, Suffolk. Within walking distance of Hollow Grove Way are several everyday conveniences. Local shops including a small Co-op, a newsagent, and takeaway options are situated along nearby Ashburnham Way and Beccles Road, providing easy access to essentials without the need to travel far. For more extensive shopping, Lowestoft town centre and local retail parks are only a short drive away.

Families will appreciate the excellent local education options. Carlton Colville Primary School is the main feeder school in the area, known for its community focus and inclusive ethos. Grove Primary School, also nearby, serves local residents well. For secondary education, schools such as Pakefield High School and East Point Academy are within easy reach.

Transport links from Hollow Grove Way are strong. Multiple bus routes run through Carlton Colville, offering direct services to Lowestoft, Oulton Broad, and surrounding areas. Oulton Broad South and Oulton Broad North railway stations are nearby, offering rail connections to Norwich, Ipswich, and beyond. Road access is also convenient, with the A146 providing a direct route to Norwich and linking easily to major road networks.



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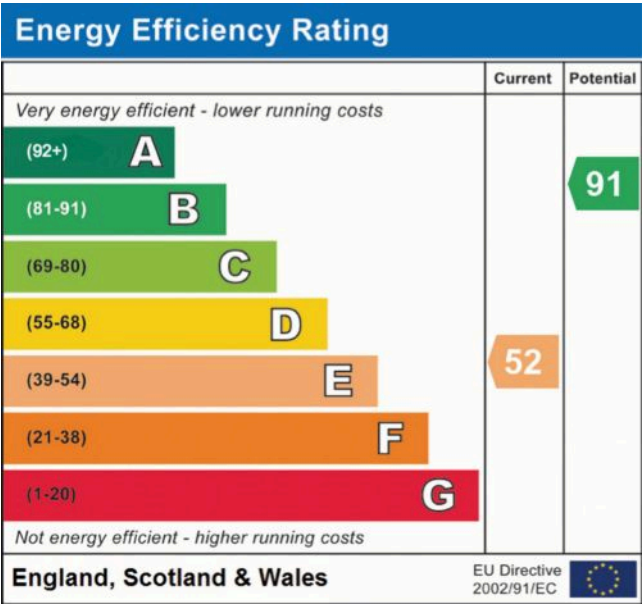
Carlton Colville, Lowestoft

Upon arrival, you're welcomed by a practical porch entrance — an ideal spot for shaking off the day before stepping into the warmth of the home. The ground floor opens up into a generously sized open-plan sitting and dining area, where natural light and an airy layout create a space that's both relaxing and sociable. Whether it's a quiet evening in or a lively gathering with friends, this versatile reception area easily adapts to any occasion.

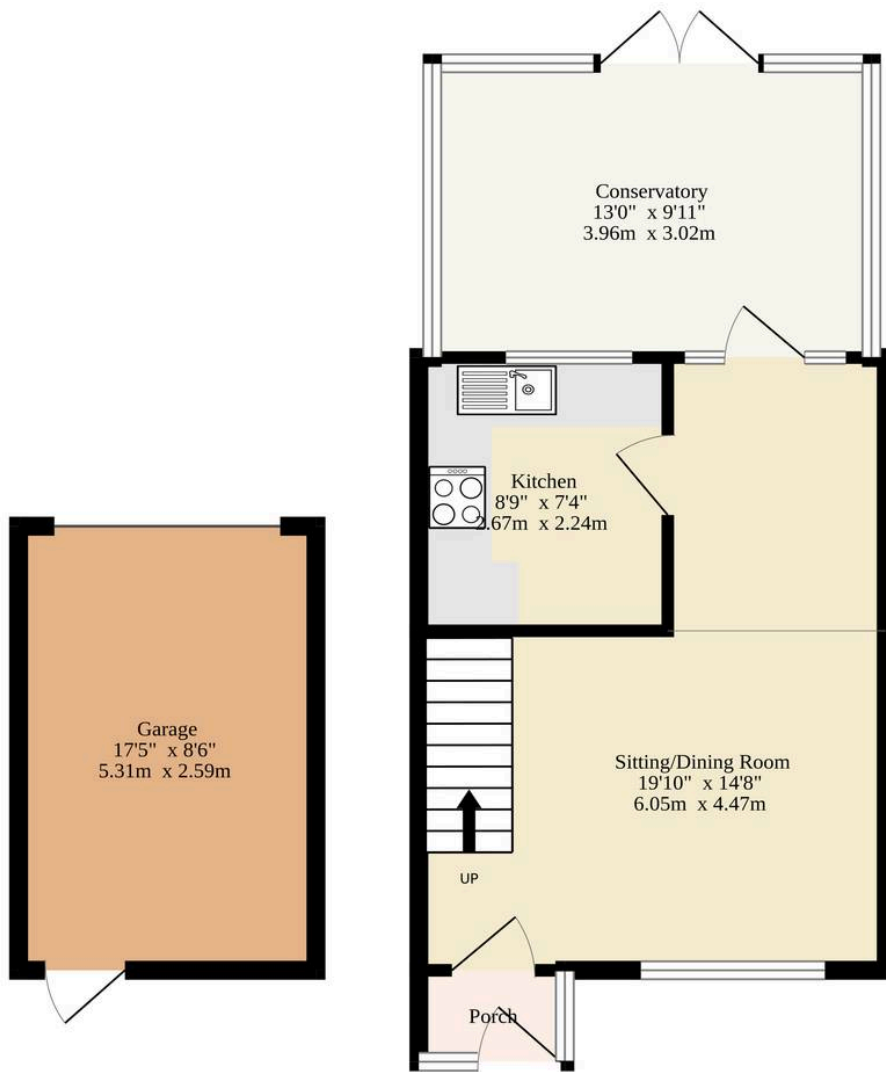
Towards the rear, the kitchen is well-appointed with a range of fitted cabinetry, an integrated oven, and dedicated space for a fridge/freezer — ideal for those who enjoy home cooking or simply want everything within easy reach. From here, step into the light-filled conservatory that effortlessly extends your living space. This peaceful space allows you to enjoy the garden year-round, bridging the gap between indoor comfort and the fresh appeal of the outdoors.

Upstairs, the home features two comfortable bedrooms, ideal for restful nights or accommodating guests, alongside a well-maintained bathroom fitted with a classic three-piece suite — practical and timeless in its design.

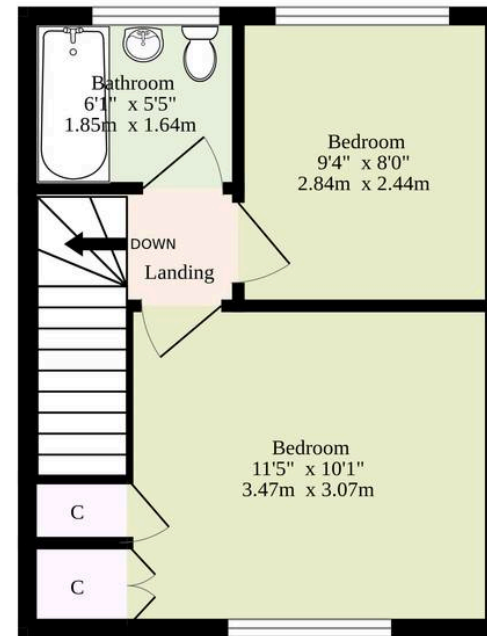
Outside, the private rear garden offers a low-maintenance lifestyle with a smart brick-weave patio and a neatly laid artificial lawn — perfect for alfresco dining or soaking up the sun without the upkeep. To the rear, off-road parking ensures convenience, while a detached garage adds valuable storage or potential for a workshop space. There is also potential for a driveway, if the fence was removed.



Ground Floor
630 sq.ft. (58.5 sq.m.) approx.



1st Floor
243 sq.ft. (22.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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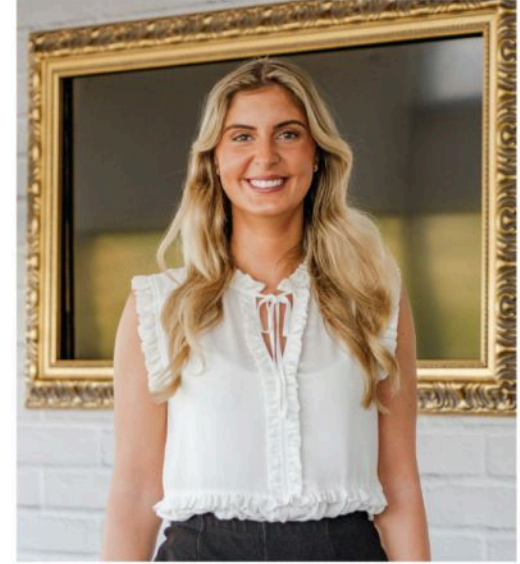
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