



6 Brook Close, Carlton Colville

Lowestoft



Minors & Brady

6 Brook Close

Carlton Colville, Lowestoft

This semi-detached home is quietly positioned at the end of a peaceful cul-de-sac in Carlton Colville, offering a practical and comfortable lifestyle. The property features a welcoming entrance hall, a spacious sitting room, and a well-equipped kitchen with quality cabinetry and space for appliances. There are two bedrooms, one of which has French doors leading to the garden and is currently used as a dining room. A modern shower room completes the interior. Outside, the private garden includes a patio, lawn, and greenhouse, while a driveway, carport, and garage provide ample parking and storage. Being chain free, the home is ready for you to move straight into!

- Chain free
- Semi-detached residence positioned down a quiet cul-de-sac in the sought-after area of Carlton Colville
- Kitchen equipped with quality cabinetry, a freestanding oven and under-counter areas for your own appliances
- Spacious sitting room inviting relaxation and entertaining
- Two bedrooms, one of which features French doors that open out to the garden, currently utilised as a dining room
- A modern shower room comprising of a three-piece suite
- A private, well-maintained garden featuring a patio area for seating arrangements, a laid to lawn and a greenhouse
- A driveway providing off-road parking, leading up to a carport and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links





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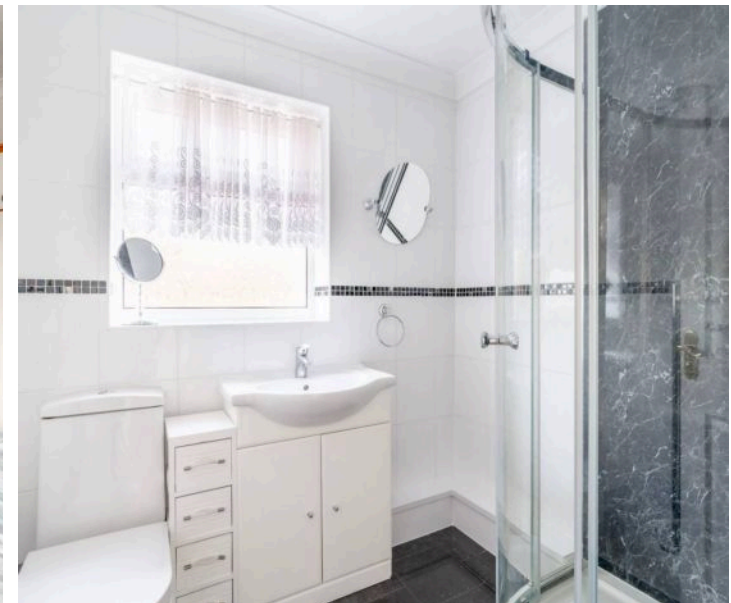
6 Brook Close

Carlton Colville, Lowestoft

Location

Brook Close is located in the highly desirable residential area of Carlton Colville, just a short distance from Lowestoft. The area offers a peaceful, suburban setting while maintaining excellent access to everyday amenities. Local shops and convenience stores are within easy walking distance, providing residents with essential groceries and services. Families benefit from the close proximity of Carlton Colville Primary School, with additional secondary schools accessible nearby, ensuring a full range of educational options.

Healthcare facilities, including GP surgeries, dental practices, and pharmacies, are readily available in the surrounding area, offering convenient access to medical care. For transport, regular bus services connect Carlton Colville to Lowestoft town centre and surrounding towns, while Lowestoft Railway Station provides links to Norwich, Ipswich, and beyond. Road users can also easily access the A146, facilitating smooth journeys throughout East Suffolk.



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Carlton Colville, Lowestoft

Step inside to a welcoming entrance hall that sets the tone for the home—bright, airy, and inviting. The kitchen is well-equipped with quality cabinetry, a freestanding oven, and under-counter spaces for your own appliances, making everyday cooking both practical and enjoyable. The spacious sitting room provides the perfect setting for unwinding at the end of the day or entertaining guests in comfort.

There are two well-proportioned bedrooms, one of which is currently arranged as a dining room, featuring French doors that open directly onto the garden—a lovely feature that blends indoor and outdoor living. A modern shower room, complete with a stylish three-piece suite, adds to the home's appeal.

Outdoors, the private garden has been thoughtfully maintained, offering a patio for seating, a laid-to-lawn area for versatility, and even a greenhouse for those who enjoy gardening. A driveway provides off-road parking, leading up to a carport and garage, giving you plenty of storage options.

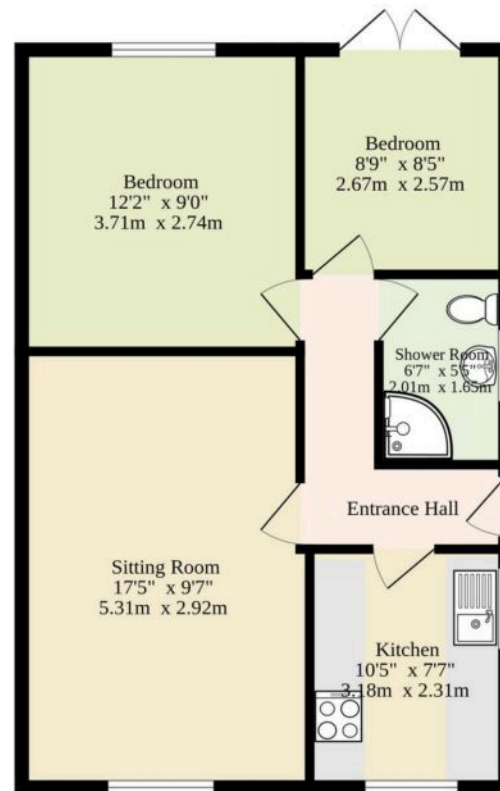
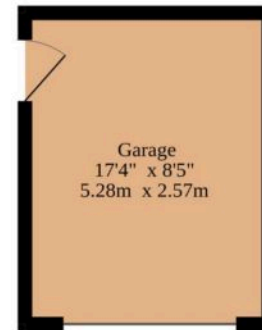
Agents note

Freehold

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Ground Floor
763 sq.ft. (70.9 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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Dreaming of this home? Let's make it a reality



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



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