



10 Ridgeville, Carlton Colville

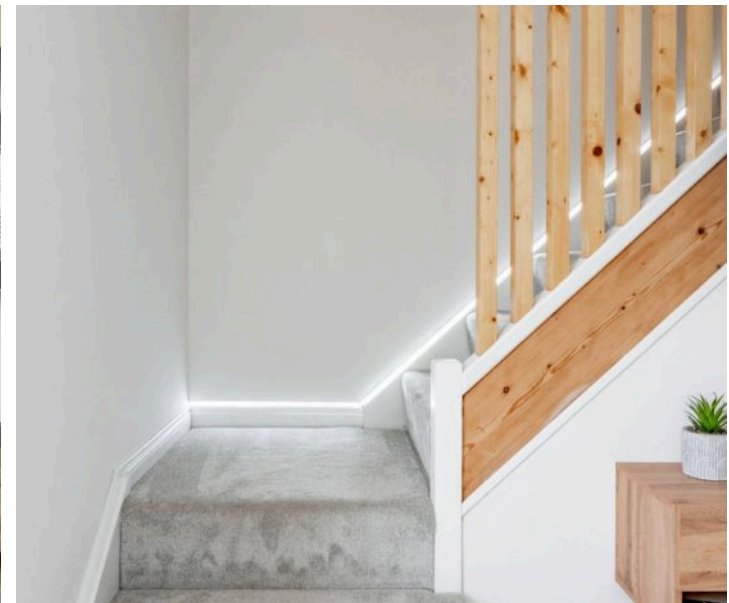
Lowestoft

Minors & Brady

10 Ridgeville

Carlton Colville, Lowestoft

Guide price £210,000-£220,000 Positioned within a quiet, well-established neighbourhood, this beautifully renovated mid-terrace residence offers an exceptional blend of modern style and effortless comfort. Having undergone a comprehensive transformation since its purchase in 2023, the home is presented in immaculate condition throughout—a turnkey opportunity for first-time buyers or investors. Flooded with natural light, the interior features a welcoming entrance hall, a stylish sitting room with newly fitted carpets and a contemporary staircase, and a sophisticated open-plan kitchen and dining area designed for seamless entertaining. Outside, a private landscaped garden and generous off-road parking complete this exceptional package, promising a lifestyle of convenience and refined living.



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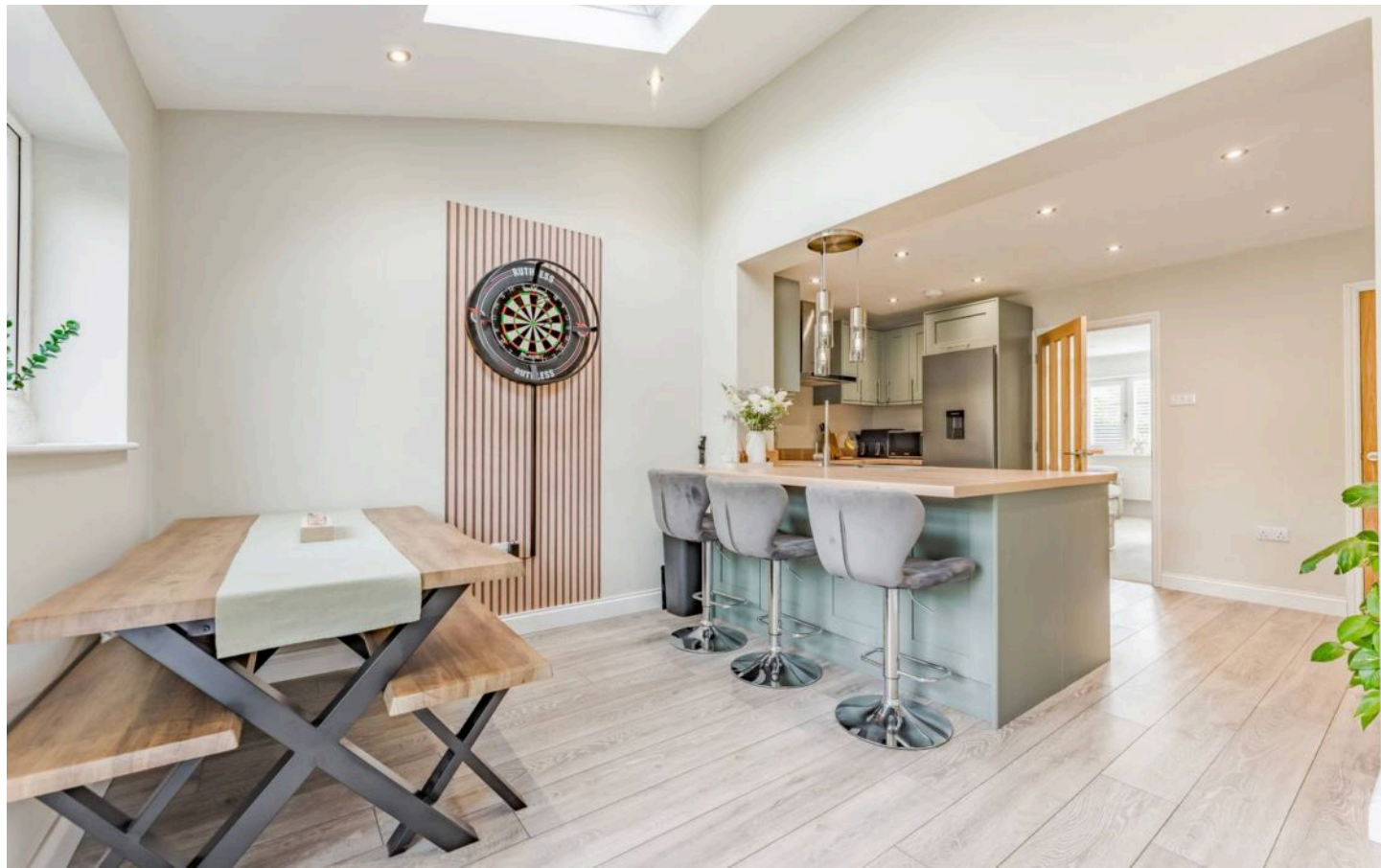


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10 Ridgeville

Carlton Colville, Lowestoft

- Guide price £210,000-£220,000
- Mid-terrace residence that has undergone a full renovation since purchased in 2023
- Immaculate condition, perfect for first time buyers or investors!
- Light-filled sitting room showcasing newly fitted carpets and a modern-style staircase, creating an inviting space for relaxation and entertaining
- Open-plan kitchen/dining room that creates an effortless flow when hosting guests, complemented by stylish LVT flooring and a skylight
- Quality wall and base cabinetry in Reed Green that complements the wooden worktops, with an integrated oven and a breakfast bar unit
- Two comfortable bedrooms and a bathroom comprising of a brand new three-piece suite
- A private, landscaped garden featuring a patio area, a laid to lawn, colourful planted beds and a timber storage shed with power
- Off-road parking for two/three vehicles, with the potential for more off-road parking if the tree is removed
- Close to local shops, schools, healthcare facilities and transport



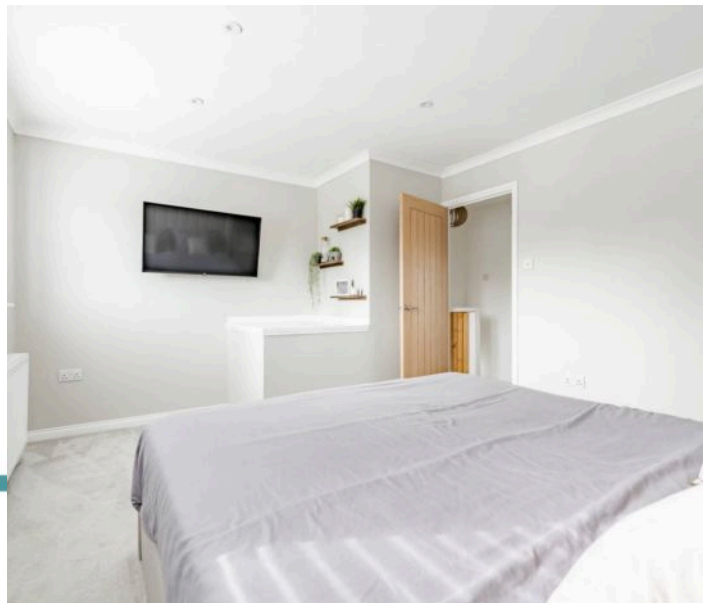
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Location

Ridgeville is a peaceful residential area situated within Carlton Colville, a suburb just outside Lowestoft in East Suffolk. The area offers convenient access to a range of local amenities, including various shops in Carlton Colville such as convenience stores, a post office, and independent retailers, providing everything residents need close to home. Families benefit from nearby educational options, with Pakefield High School just a short distance away for secondary education, as well as Carlton Colville Primary School serving younger children within the community. Healthcare needs are well catered for through local GP surgeries and pharmacies in Carlton Colville, while larger medical facilities are available in Lowestoft. Transport links are strong, with regular bus services connecting Ridgeville to Lowestoft and surrounding towns, plus easy road access via the A146. Additionally, the area is near Oulton Broad, known for its beautiful waterways, parks, and recreational opportunities such as boating and walking trails.



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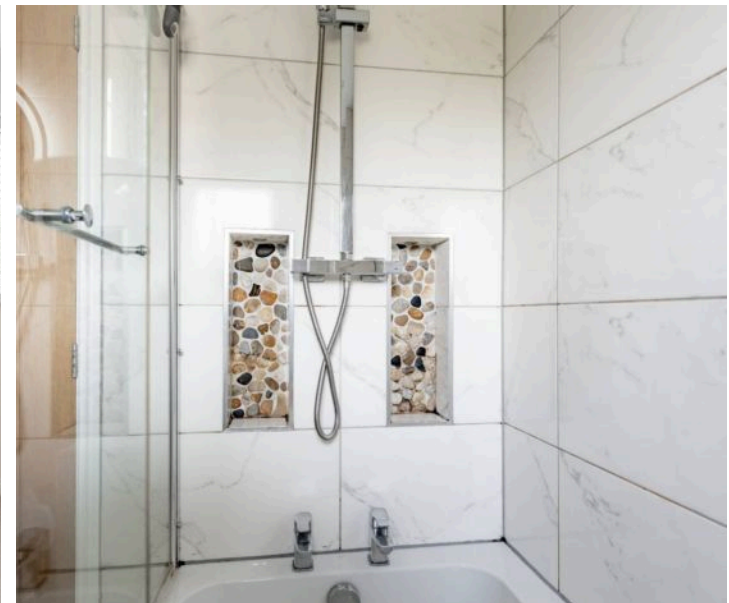
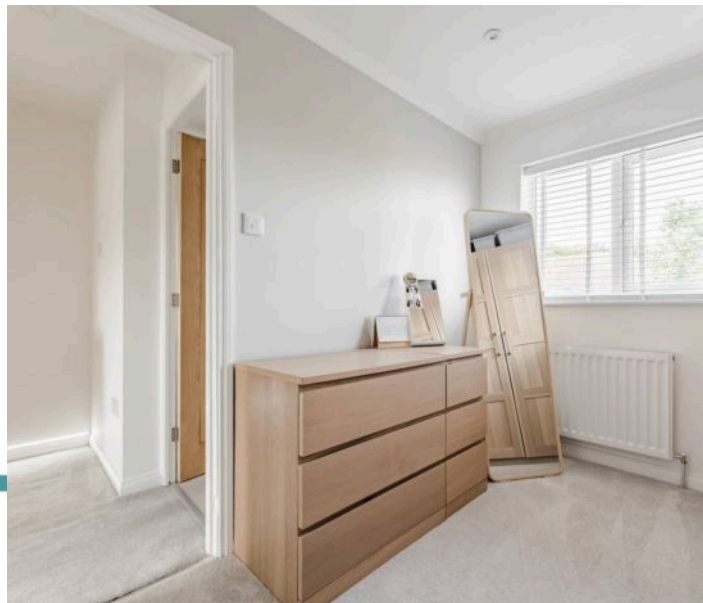
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Step into a welcoming entrance hall where clean lines and contemporary finishes immediately set the tone. A convenient built-in storage cupboard ensures everyday practicality is met with ease. From here, glide into the light-filled sitting room—an inviting space for relaxation and entertaining. Newly laid plush carpets underfoot and a chic, modern-style staircase elevates the space.

At the heart of the home lies a stunning open-plan kitchen and dining room, designed for both function and flair. The layout flows effortlessly, ideal for hosting friends and family in a warm, connected atmosphere. LVT flooring lends both durability and a contemporary edge, while a skylight above bathes the space in natural light. The kitchen features high-quality wall and base cabinetry in an on-trend Reed Green tone, beautifully complemented by solid wooden worktops. A breakfast bar unit adds casual dining appeal, elegantly finished with statement pendant lighting, perfect for morning coffee or evening cocktails.

Upstairs, two well-proportioned bedrooms provide the utmost comfort and privacy, each thoughtfully styled to reflect the home's overall attention to detail and comfort. The main bathroom showcases a newly fitted three-piece suite, including a stylish vanity unit, modern toilet, and an L-shaped bathtub with an integrated shower and glass screen, ideal for both quick mornings and indulgent soaks.



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Outside, the lifestyle continues with a private, landscaped rear garden. A patio area invites al fresco dining and summer gatherings, while a maintained lawn and vibrant planted borders add colour throughout the seasons. A timber storage shed with power offers additional functionality, perfect for hobbies or home projects. To the front, off-road parking for two to three vehicles ensures daily convenience, with potential to increase this space further by removing an existing tree.

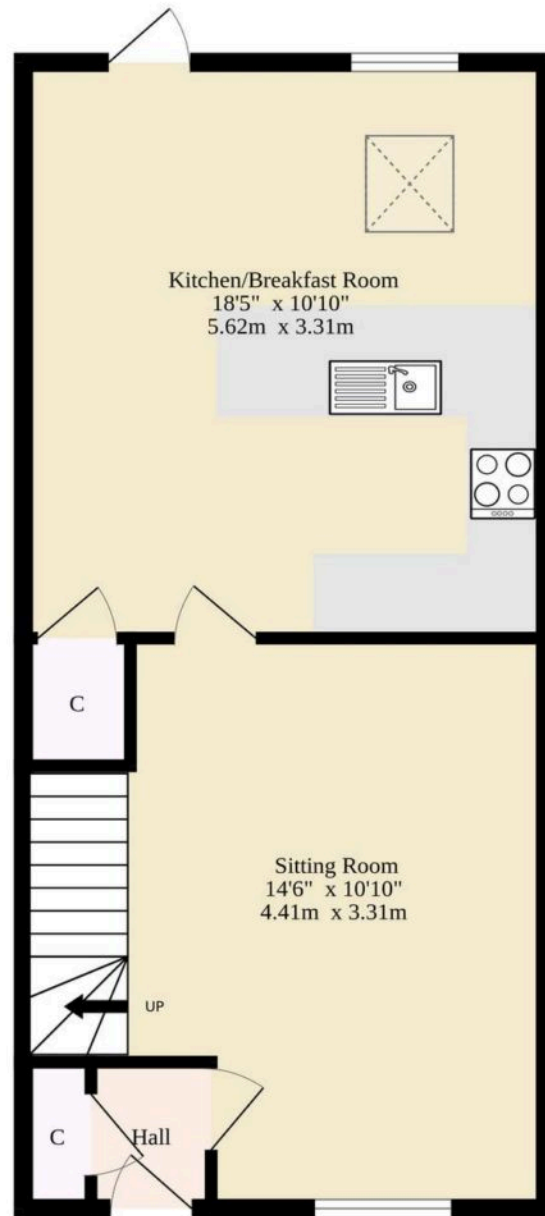
Agents note

Freehold

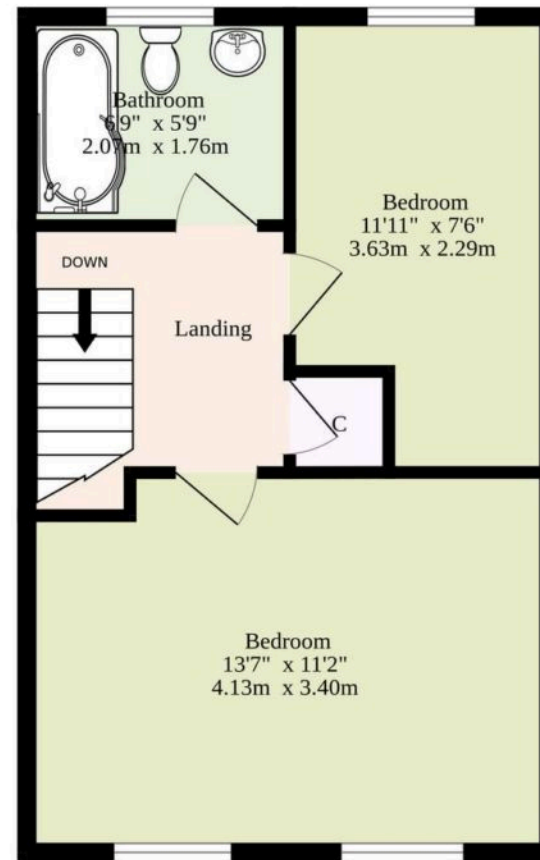


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Ground Floor
381 sq.ft. (35.4 sq.m.) approx.



1st Floor
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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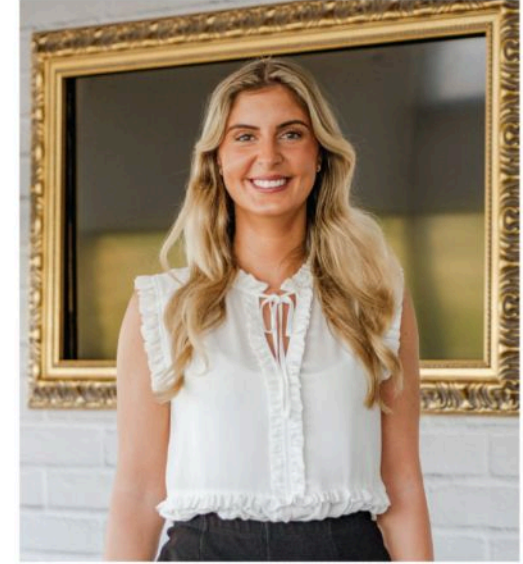
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