



18 Kingswood Avenue, Carlton Colville

Lowestoft



Minors & Brady

18 Kingswood Avenue

Carlton Colville, Lowestoft

Set in a peaceful cul-de-sac in desirable Carlton Colville, this semi-detached home invites you to experience comfortable and convenient living. Showcasing a light-filled sitting room, a well-equipped kitchen/dining area, and three welcoming bedrooms, it's ideal for families, first-time buyers, or investors. The private rear garden features a patio and lawn, perfect for relaxing or entertaining, while a driveway and garage provide practical off-road parking and storage. This home combines everyday functionality with a community feel setting, offering a lifestyle of ease and enjoyment.

- Semi-detached residence positioned down a quiet cul-de-sac in the desirable Carlton Colville
- Perfect choice for small families, first time buyers or investors
- Comfortable sitting room that is filled with natural light, inviting relaxation and entertaining
- Kitchen/dining room fitted with cabinetry, an integrated oven, plumbing for a washing machine and space for a fridge/freezer
- Three bedrooms offering comfort and privacy
- Family bathroom comprising of a contemporary three-piece suite
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and planted beds
- Brick-weave driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



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Location

Kingswood Avenue is a quiet, residential street located in Carlton Colville, a suburb of Lowestoft in Suffolk. The area is known for its family-friendly atmosphere and convenient access to local amenities. Within a short walk, residents can find a selection of shops including a convenience store, a pharmacy, and small independent retailers serving daily needs. Families are well catered for with nearby primary schools such as Carlton Colville Primary School and Elm Tree Primary, while secondary education is accessible at Pakefield High School and East Point Academy.

Healthcare facilities are close by, with local GP surgeries, dental practices, and pharmacies easily reachable, and Lowestoft town centre offers additional medical services. Transport links are good, with bus routes connecting Carlton Colville to Lowestoft town centre and surrounding areas, and Oulton Broad South railway station within a couple of miles, providing connections to Ipswich, Norwich, and beyond. The combination of green spaces, local amenities, and strong transport connections makes Kingswood Avenue an attractive location for families, commuters, and those seeking a peaceful setting within easy reach of the coast.



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From the moment you step into the welcoming entrance hall, the home exudes warmth and a sense of comfort. The bright and airy sitting room is bathed in natural light, creating an inviting space for both relaxation and entertaining guests. The kitchen/dining area is thoughtfully designed with fitted cabinetry, an integrated oven, plumbing for a washing machine, and space for a fridge/freezer, offering practicality alongside style. A rear porch provides a convenient spot for storing outdoor wear.

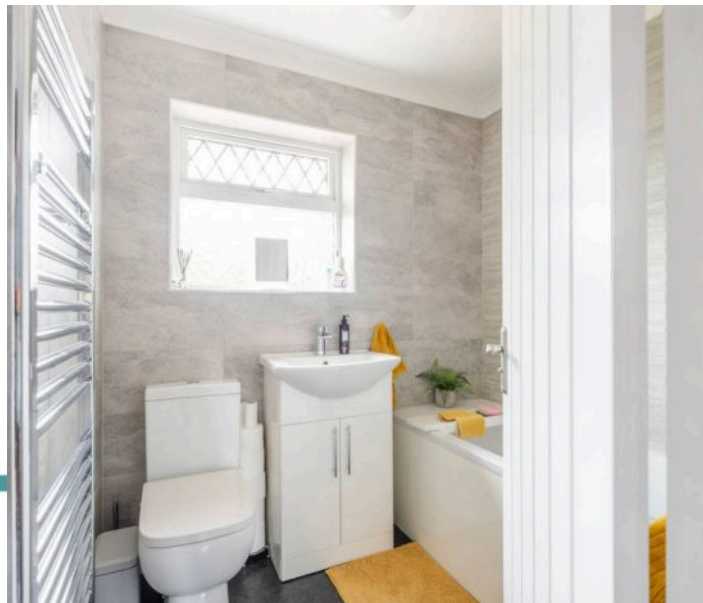
Upstairs, three bedrooms offer comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery. The family bathroom features a modern three-piece suite, accommodating all residents in the household.

Outside, the property offers a private, well-maintained garden that perfectly complements the home's lifestyle appeal. A paved patio offers a delightful spot for outdoor seating and al fresco dining, while the lawn and planted beds add charm and greenery. Completing this home is a brick-weave driveway providing off-road parking and a garage, offering versatile storage options.

Agents note

Freehold

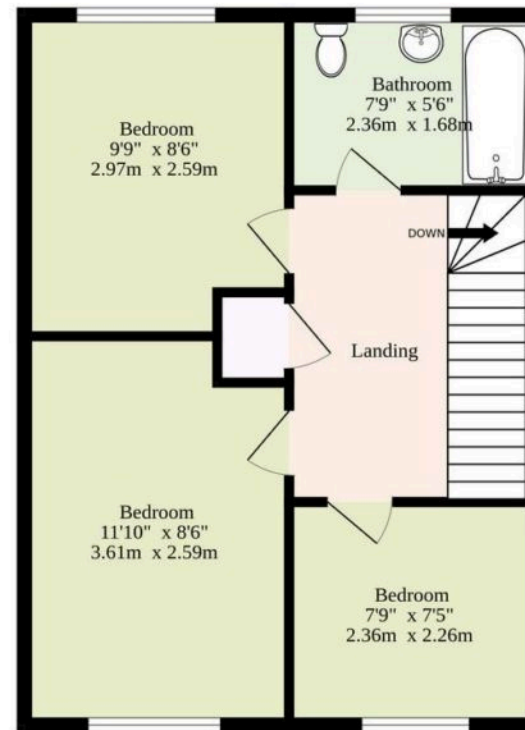
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Ground Floor
500 sq.ft. (46.5 sq.m.) approx.



1st Floor
343 sq.ft. (31.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 843 sq.ft. (78.3 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



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Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
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