



4 Marbella Green, Carlton Colville

Lowestoft



Minors & Brady



## 4 Marbella Green

Carlton Colville, Lowestoft

Set in a quiet position overlooking the greenery of Marbella Green, this recently renovated detached bungalow offers effortless modern living. Light-filled interiors include a spacious sitting room, a bright conservatory, a contemporary kitchen, two well-proportioned bedrooms and a sleek new bathroom. A private lawned garden with patio, driveway parking, garage and a 2023 combi boiler complete this ready-to-move-into home, perfect for those seeking comfort and style in Carlton Colville.

- No chain
- Detached bungalow that is set back from the road, down the highly desirable Marbella Green in Carlton Colville
- Recently renovated to meet modern standards, ready to move straight into
- Spacious sitting room inviting relaxation and entertaining
- Large, light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Kitchen fitted with cabinetry, an integrated oven, under-counter appliances and space for a breakfast table
- Two bedrooms and a newly installed bathroom suite
- A private, established garden with a laid to lawn and a patio for seating arrangements
- A driveway providing off-road parking and a garage for storage options
- Combi boiler installed in 2023



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## 4 Marbella Green

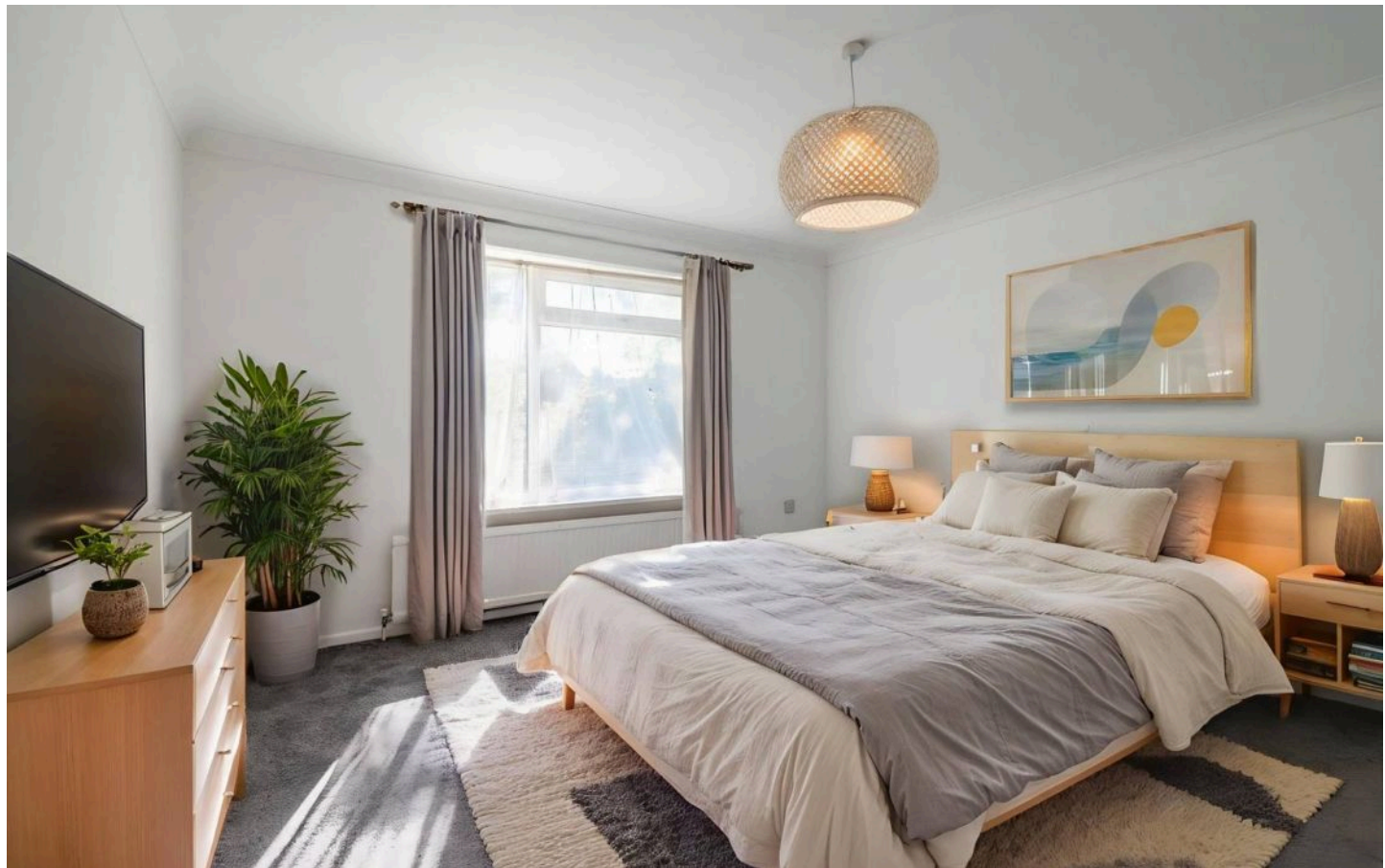
Carlton Colville, Lowestoft

### Location

Marbella Green is a peaceful residential enclave located in the Carlton Colville area of Lowestoft, a charming coastal town in Suffolk. The neighbourhood is characterised by a mix of modern detached and semi-detached homes with well-kept gardens, offering a tranquil setting for families, professionals, and retirees alike. Residents benefit from convenient access to local amenities, including small independent shops, convenience stores, and a nearby post office, while the town centre of Lowestoft, just a short drive away, provides larger supermarkets, boutique stores, and cafes. Families have a range of schooling options close by, such as Carlton Colville Primary School and various secondary schools in Lowestoft, ensuring educational needs are well met.

Healthcare services are readily accessible, with Carlton Colville Health Centre serving general medical needs and the James Paget University Hospital in nearby Gorleston providing specialist and emergency care. Marbella Green enjoys excellent transport links, with regular local bus services connecting residents to the town centre and surrounding areas, while Lowestoft railway station offers direct services to Norwich and Ipswich. The nearby A12 provides straightforward road access to other towns and the wider region.

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Carlton Colville, Lowestoft

This detached bungalow enjoys a peaceful position set well back from the road and benefits from an open outlook across the green. Thoughtfully renovated to a high modern standard, the property is ready for immediate enjoyment and offers an inviting lifestyle with every detail carefully considered.

A welcoming entrance hall sets the tone for the home's light and airy atmosphere. The spacious sitting room provides a comfortable setting for both everyday relaxation and entertaining, while a large, sun-filled conservatory extends the reception space and brings the beauty of the outdoors inside.

The well-appointed kitchen features a range of cabinetry, an integrated oven, under-counter appliances and space for a breakfast table, creating a pleasant hub for cooking and casual meals. Two double bedrooms offer comfort and privacy, complemented by a newly installed bathroom suite with a fresh, modern finish.

Outside, a private and established rear garden is laid to lawn with a welcoming patio area, ideal for al-fresco dining or simply enjoying the surrounding greenery. A driveway provides convenient off-road parking and leads to a garage, offering additional storage options.

### Agents note

Freehold

Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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Ground Floor  
992 sq.ft. (92.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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