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17 Fordson Way, Carlton Colville

Lowestoft



Minors & Brady



# 17 Fordson Way

Carlton Colville, Lowestoft

Offered with no onward chain, this well-maintained detached house presents an excellent opportunity in a desirable location with open field views. Inside, the accommodation is arranged across one floor and includes a generous light-filled lounge with a feature fireplace, a large conservatory extending the living space with French doors to the garden, and a neatly fitted kitchen with integrated appliances. There are two double bedrooms, the principal bay fronted with a built-in wardrobe, along with a bathroom fitted with a bath and overhead shower. Outside, the property benefits from a mature enclosed rear garden that is not overlooked, featuring a decked seating area, while to the front a garage and driveway provide off-road parking. Conveniently situated close to supermarkets, independent shops, cafés, pubs, schools, nurseries, and healthcare facilities, all set along a quiet road, this home offers comfort and practicality in equal measure.

## Location

Fordson Way in Carlton Colville enjoys a convenient setting on the southern edge of Lowestoft, offering a welcoming community atmosphere with excellent local amenities close by. The area benefits from a range of everyday essentials including supermarkets, independent shops, cafés, and pubs, while schools, nurseries, and healthcare facilities are all within easy reach. Leisure opportunities are plentiful, with Carlton Marshes Nature Reserve providing scenic walking routes and wildlife spotting, and the sandy beaches of Pakefield and Lowestoft just a short drive away. For commuters, the property is well placed with access to the A12 and A146 for travel towards Great Yarmouth, Norwich, and beyond, along with nearby rail links for wider connections.



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Carlton Colville, Lowestoft

## Fordson Way, Carlton Colville

Stepping through the front door, you arrive in the entrance hall where a convenient storage cupboard is tucked to one side. From here, the layout leads into the kitchen, a bright and practical space fitted with an extensive range of wooden wall and base units, tiled splashbacks and work surfaces. A window above the sink draws in natural light, while the tiled floor ensures durability and easy upkeep. Integrated appliances include a double oven, gas hob with extractor and microwave, with further provisions for laundry facilities. A side door gives direct access outside, as well as a useful connection to the conservatory.

The lounge is generously proportioned and filled with natural light. A feature fireplace forms the focal point, complemented by a coved ceiling and neutral décor that enhance the airy atmosphere. A window to the side adds to the brightness, while French doors at the far end open into the large conservatory. This additional living space enjoys garden views, with further French doors leading directly to the outside.

Two double bedrooms sit off the main living areas. The principal bedroom is bay fronted and fitted with a built-in wardrobe, while both rooms feature natural light and carpet flooring for a comfortable finish. The bathroom completes the interior, fitted with a panelled bath and overhead shower, tiled walls in a two-tone design, pedestal basin and WC. A small side window provides light and ventilation, while fixtures such as a mirror cabinet, towel rail and grab rail add everyday practicality.

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The rear garden is enclosed and not overlooked, offering a private outdoor retreat. A central lawn is bordered by mature shrubs and trees, with flowerbeds adding colour through the seasons. A raised decked area to one side creates a spot for seating, while a paved patio offers further space for outdoor dining.

At the front, a driveway and garage provide off-road parking, with the overall setting tying together the appeal of this well-maintained home.

## Agents notes

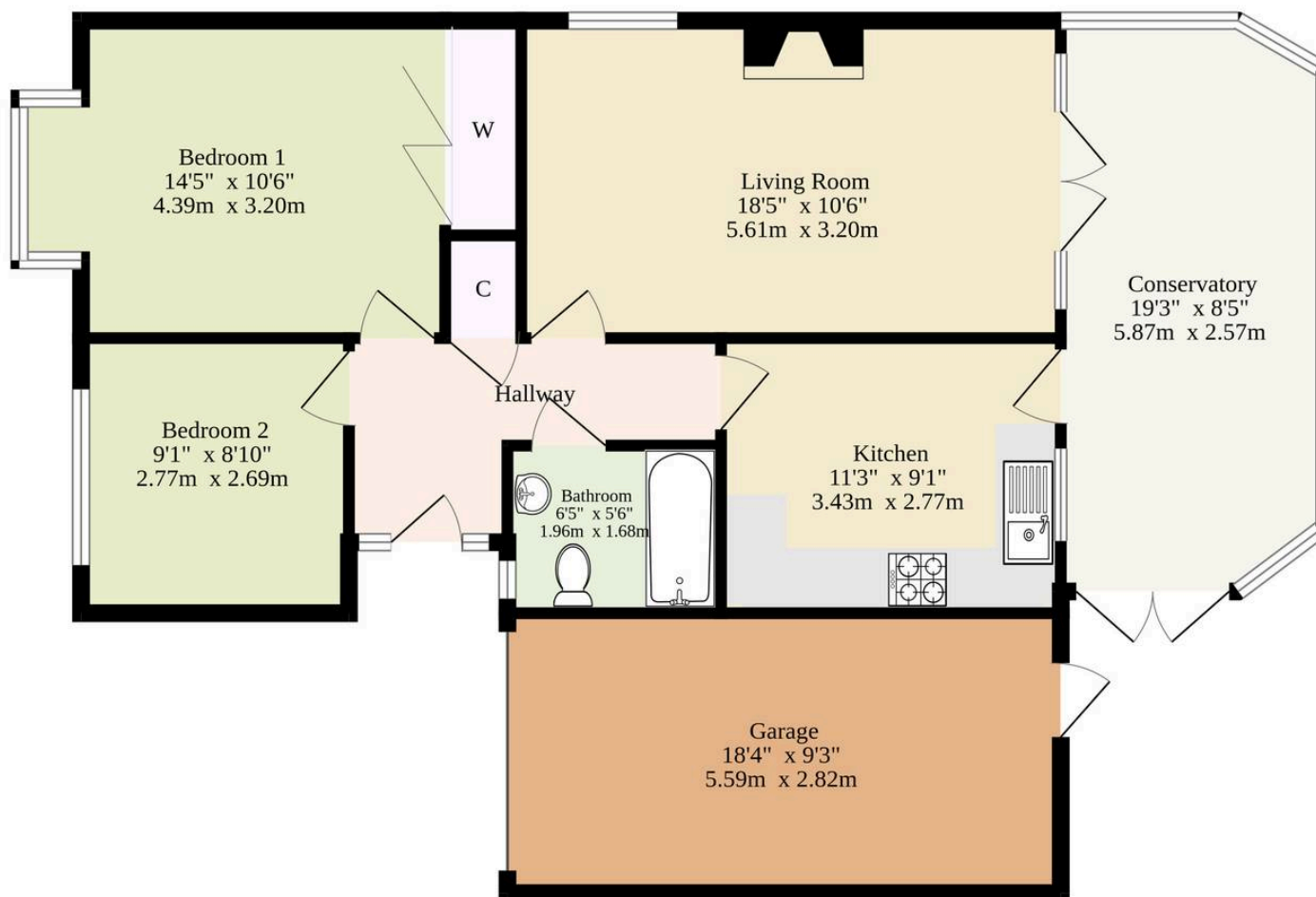
We understand that the property will be sold freehold, connected to all main services.

Heating System- Gas Central Heating

Council Tax Band- C



**Ground Floor**  
**983 sq.ft. (91.3 sq.m.) approx.**



Sqft Includes Garage

**TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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Meet *Bradley*  
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Meet *Hannah*  
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*Your home, our market*



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