



7 Yewdale, Carlton Colville

Lowestoft



Minors & Brady

7 Yewdale

Carlton Colville, Lowestoft

Imagine a home where family life flows effortlessly, from relaxed mornings to lively evenings—this detached residence at the end of a peaceful Carlton Colville cul-de-sac offers just that. Designed with adaptable, spacious living in mind, it features a welcoming entrance hall, an open-plan kitchen and dining area perfect for shared meals, and a generous sitting room that leads into a bright conservatory overlooking the garden. Four comfortable bedrooms, including a private ensuite, ensure everyone has their own space, while the beautifully maintained garden with a patio and pergola provides the ideal backdrop for summer gatherings and outdoor play. With practical touches like a double garage and off-road parking, this home effortlessly combines style, comfort, and family-focused living in a quiet, sought-after setting.



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- Detached residence positioned down a quiet cul-de-sac in the sought-after area of Carlton Colville
- Beautiful family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Open-plan kitchen/dining room equipped with quality cabinetry, a Rangemaster oven, an integrated dishwasher, a breakfast bar unit and a functional utility room
- Spacious sitting room inviting relaxation and entertaining
- Large, light-filled conservatory that extends the reception space, offering panoramic views of the garden
- Four bedrooms offering comfort and privacy, alongside a private en-suite and a family bathroom
- A private, well-maintained garden featuring a patio for seating arrangements, a pergola area for summer bbqs and mature hedging
- A brick-weave driveway providing off-road parking for multiple vehicles and a double garage for storage options
- Close to the coast, local shops, schools, healthcare facilities and transport links



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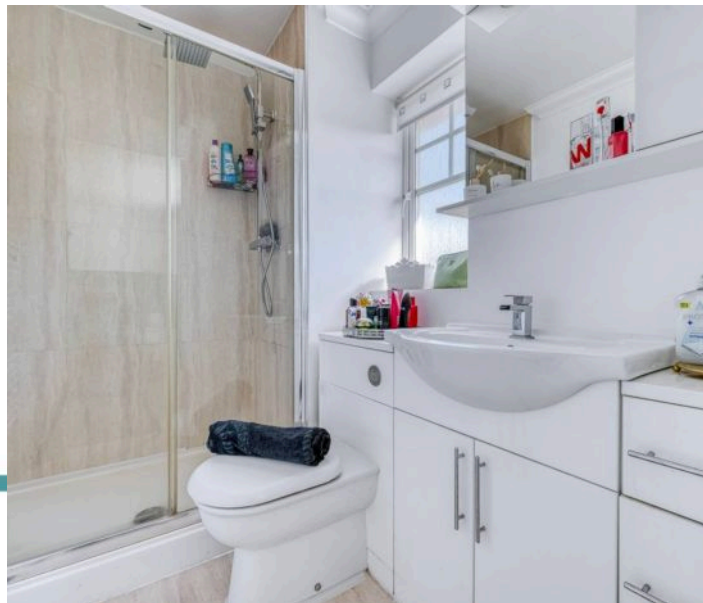
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Location

Yewdale is a quiet residential street located in Carlton Colville, a suburban area on the southern edge of Lowestoft in Suffolk. The area is popular with families due to its calm surroundings and convenient local amenities. Residents can access a variety of shops nearby, including a small supermarket, a pharmacy, takeaways, and independent retailers, with larger shopping options available in Lowestoft town centre just a short drive away. Families benefit from several schools in the vicinity, including Carlton Colville Primary School and primary and secondary schools in nearby Pakefield, such as Pakefield Primary School and Pakefield High School, as well as local nurseries and childcare facilities.

Healthcare needs are served by the Carlton Colville Surgery, while more comprehensive services, including hospital care, are available in Lowestoft. Transport links are strong, with easy road access via the A12, regular bus routes connecting to Lowestoft and surrounding towns, and Oulton Broad South railway station within a short drive, providing rail services to Norwich and Ipswich. The area also offers access to recreational spaces such as the Carlton and Oulton Marshes nature reserve.



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From the moment you enter the welcoming hallway, the home feels both spacious and practical. A handy ground-floor cloakroom is perfectly positioned for guests and busy mornings. Flowing from here, the heart of the property is the impressive open-plan kitchen and dining room. Equipped with quality cabinetry and worktops, it features a Rangemaster oven, an integrated dishwasher, and a sociable breakfast-bar island. A separate utility room keeps laundry and appliances neatly tucked away, ensuring the main kitchen stays a place to enjoy.

The generous sitting room is ideal for relaxed entertaining. Beyond, the large, light-filled conservatory acts as an additional reception space, capturing garden views from every angle. With double doors opening to the patio, it creates a seamless flow between the indoor-outdoor spaces, suitable for hosting summer occasions.

Upstairs, four comfortable bedrooms provide flexibility for growing families, visiting guests, or a home office. The principal suite enjoys the privacy of its own en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.



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The outdoor space is a true highlight. A neatly landscaped, private garden invites year-round enjoyment, with a paved patio for seating arrangements and a charming pergola that sets the scene for summer barbecues. Mature hedging creates a natural screen, giving a real sense of seclusion.

At the front of the residence is a brick-weave driveway with ample off-road parking for several vehicles and a double garage offering excellent storage or hobby space.

Agents note

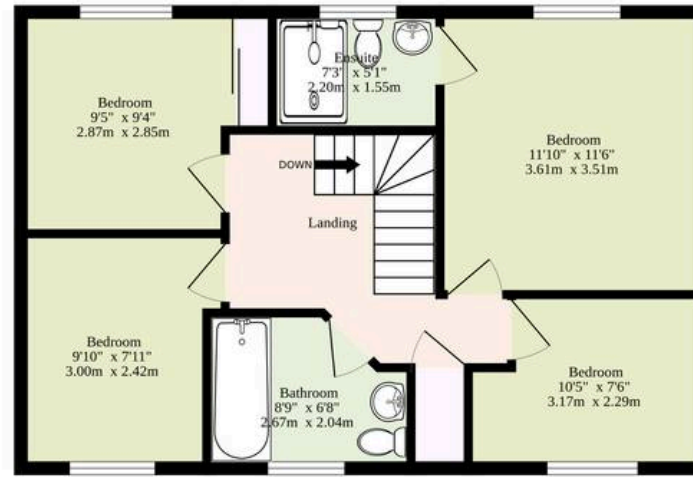
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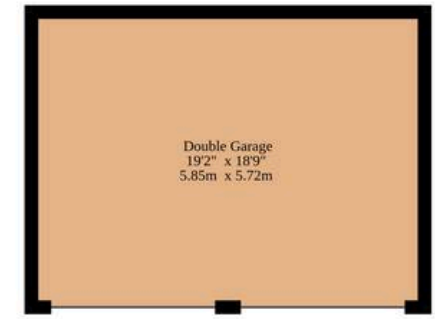
Ground Floor
720 sq.ft. (66.9 sq.m.) approx.



1st Floor
595 sq.ft. (55.3 sq.m.) approx.



Double Garage
360 sq.ft. (33.4 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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