



64 Dorley Dale, Carlton Colville

Lowestoft



Minors & Brady

64 Dorley Dale

Carlton Colville, Lowestoft

This mid-terrace home in the sought-after Carlton Colville combines comfort, style, and practicality in an ideal package for first-time buyers, small families, or investors. Featuring a spacious sitting room with an electric feature fireplace, a modern kitchen and dining area with French doors that lead to a private garden, and three bedrooms including a master with en-suite, it offers both functionality and charm. With a low-maintenance garden, allocated off-road parking, and a garage, this property provides a lifestyle that effortlessly blends everyday convenience with welcoming spaces for relaxing and entertaining.



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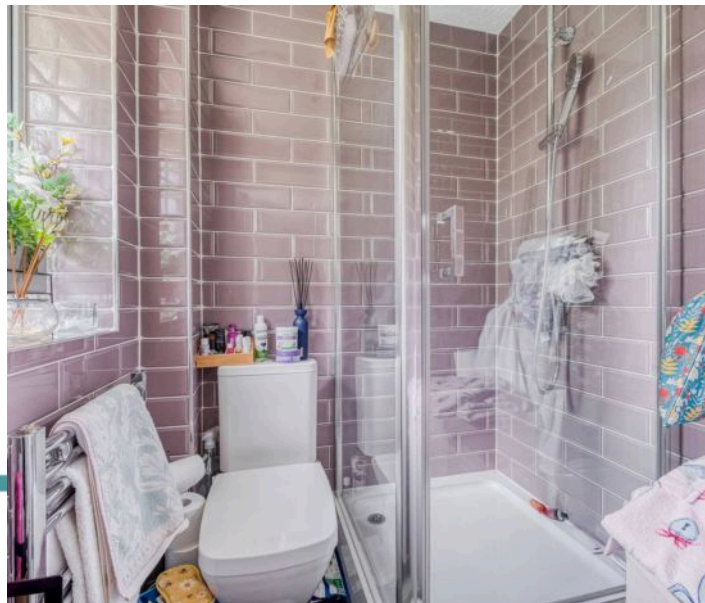


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64 Dorley Dale

Carlton Colville, Lowestoft

- Mid-terrace residence positioned in the sought-after area of Carlton Colville
- Perfect choice for first time buyers, small families or investors
- Spacious sitting room accentuated by an electric feature fireplace, inviting relaxation and entertaining
- Kitchen/dining room fitted with wall and base cabinetry, a freestanding oven, space for a fridge/freezer and washing appliances
- French doors that open out to the garden, creating a seamless flow between the indoor-outdoor spaces
- Three bedrooms with built-in storage cupboards, a private en-suite and a family bathroom
- A private, low-maintenance garden featuring a patio for seating arrangements, an artificial lawn, planted beds and a timber storage shed
- Allocated off-road parking and an en-block garage for storage options
- Close to a range of local amenities, including shops, schools, healthcare facilities, scenic walks and transport links



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Location

Dorley Dale is a peaceful residential street situated in the highly sought-after area of Carlton Colville, on the southern edge of Lowestoft. The location offers an ideal balance of convenience and tranquillity, making it popular with families and professionals. Local amenities are within easy reach, including a Co-op and a small parade of shops, a post office, and a pharmacy, ensuring day-to-day necessities are never far away. Education is well catered for, with Carlton Colville Primary School and Elm Tree Primary School nearby, while secondary students can access Pakefield High School and East Point Academy with a short journey.

Healthcare services are readily accessible, including local GP surgeries, dental practices, and Lowestoft Hospital just a short drive away. Nature lovers will appreciate the nearby Carlton Marshes and Oulton Broad, offering scenic walks, wildlife spotting, and riverside trails, perfect for weekend strolls or morning jogs. Transport links are excellent, with regular bus services connecting residents to Lowestoft town centre, Oulton Broad, and surrounding areas, while the A146 provides easy road access to the wider Suffolk region.



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Positioned in the highly desirable community of Carlton Colville, this mid-terrace residence offers a lifestyle of comfort and convenience, making it an ideal choice for first-time buyers, young families, or investors.

From the moment you step inside, a welcoming entrance hall sets the tone, complete with a handy ground-floor WC for everyday ease. The spacious sitting room is the heart of the home, where an elegant electric feature fireplace creates a warm, inviting atmosphere, perfect for cosy evenings in or relaxed entertaining with friends and family.

At the rear, the kitchen and dining area combine style with practicality. Thoughtfully fitted with wall and base cabinetry, a freestanding oven, and space for essential appliances, it's a natural hub for cooking and gathering. French doors open directly onto the garden, blurring the line between indoors and out, so you can enjoy alfresco dining or watch the children play while preparing meals.

Upstairs, three well-proportioned bedrooms offer built-in storage to keep life clutter-free. The main bedroom flaunts its own private en-suite, while a modern family bathroom serves the remaining rooms, ensuring comfort and privacy for all.



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Outside, the low-maintenance garden is designed for effortless enjoyment. A smart patio invites you to relax with morning coffee or evening drinks, while the artificial lawn and planted beds provide year-round greenery. A timber shed offers additional storage for garden tools.

Practicality continues with allocated off-road parking and an en-bloc garage, giving you peace of mind and extra space for bikes or hobbies. Blending thoughtful design with a welcoming ambience, this home promises a lifestyle that's as easy as it is enjoyable.

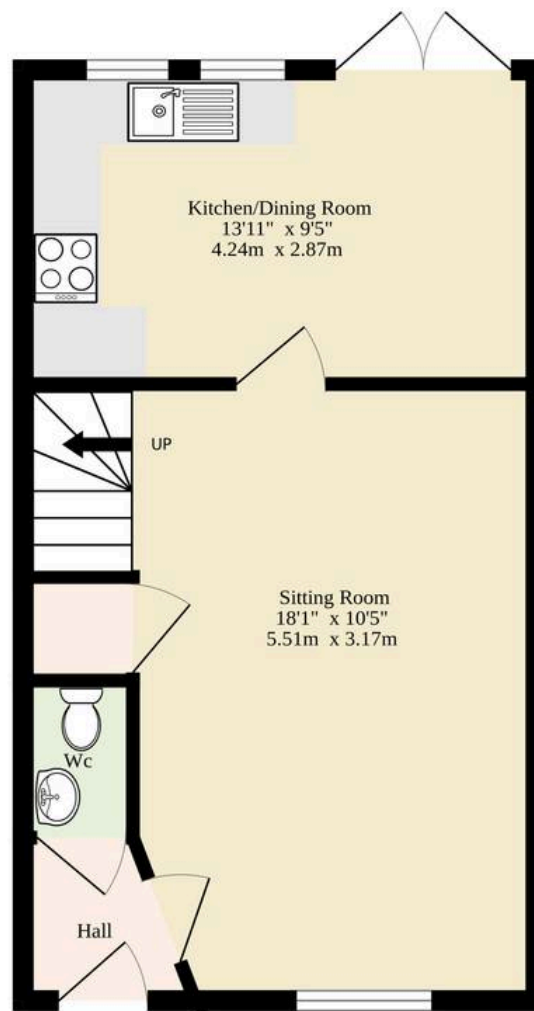
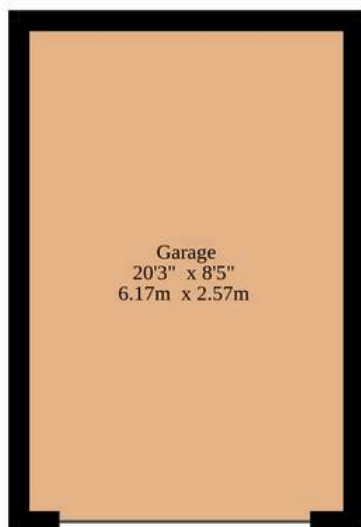
Agents note

Freehold

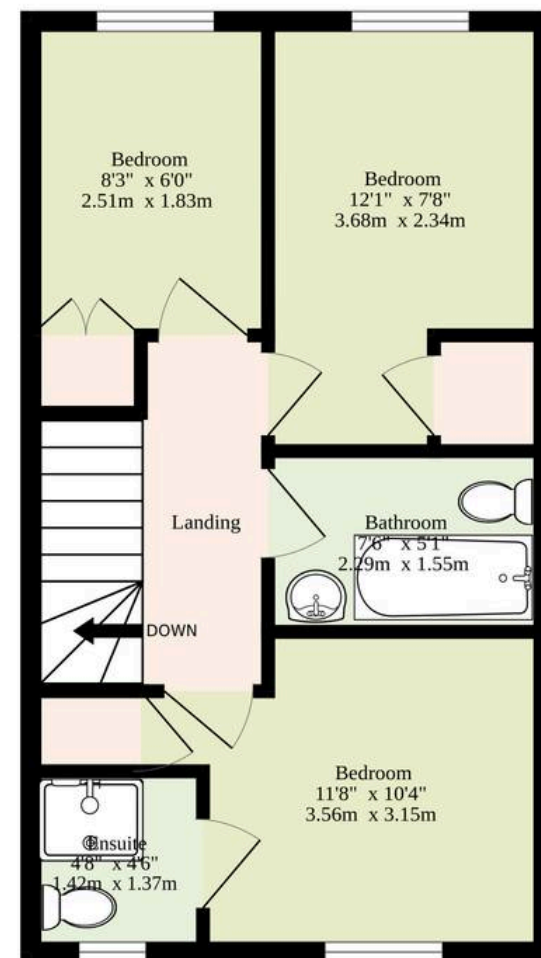


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
535 sq.ft. (49.7 sq.m.) approx.



1st Floor
384 sq.ft. (35.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 919 sq.ft. (85.4 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



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



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