



24 Carlton Road, Lowestoft

Lowestoft



Minors & Brady

24 Carlton Road

Lowestoft

Just moments from Lowestoft's award-winning beach, this charming bay-fronted terrace perfectly captures the essence of coastal living. Ideal for first-time buyers or investors, the home welcomes you with a bright entrance hall leading to two spacious reception rooms, perfect for relaxing or entertaining. The modern kitchen has wall and base cabinetry, an integrated oven, and under-counter space for your own appliances, while the ground floor bathroom adds everyday convenience. A versatile lean-to provides extra flexibility as a utility room or storage area. Upstairs, there are three well-proportioned bedrooms, including a third that's perfect as a home office, nursery, or dressing room. Outside, enjoy a private, low-maintenance garden complete with a patio, small lawn, and room for a storage shed. Don't miss the chance to acquire this home and experience all it has to offer.

- Bay fronted terrace positioned in the coastal town of Lowestoft
- Vendors found an onward purchase!
- Moments away from the award winning beach
- Perfect choice for first time buyers or investors
- Two reception rooms inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, an integrated oven and under-counter areas for your own appliances
- Flexible lean-to that can be utilised as a utility room or storage
- Ground floor bathroom comprising of a classic three-piece suite
- Three bedrooms, with a versatile third bedroom that can be a home office, a dressing room or a nursery
- A private, low-maintenance garden featuring a patio for seating arrangements, a small lawn and space for a timber storage shed





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24 Carlton Road

Lowestoft, Lowestoft

Location

Carlton Road is a well-established residential street situated to the south of Lowestoft town centre, in the county of Suffolk. Residents benefit from a good range of local amenities: small convenience stores, takeaways, and independent shops can be found along nearby London Road South and Carlton Road itself, while larger supermarkets such as Tesco, Asda and Morrisons are within a short drive. The area is well served for education, with Carlton Colville Primary School, Grove Primary School and Pakefield High School all within easy reach, providing options from early years through to secondary level.

Healthcare facilities are also close by, Rosedale Surgery and Kirkley Mill Health Centre both serve local residents, and dental and pharmacy services are available within walking distance. For more specialist care, James Paget University Hospital in Gorleston is around a 20-minute drive away.

Transport links are convenient: regular bus services run along Carlton Road and adjoining routes, providing easy access to Lowestoft town centre, Oulton Broad and surrounding villages. The A12 and A47 are nearby, connecting Lowestoft to Beccles, Great Yarmouth, Ipswich and Norwich. The nearest train station is Oulton Broad South, offering services on the East Suffolk Line towards Ipswich and London Liverpool Street. For local journeys, the area is pedestrian and cycle friendly, with coastal paths and green spaces close at hand.



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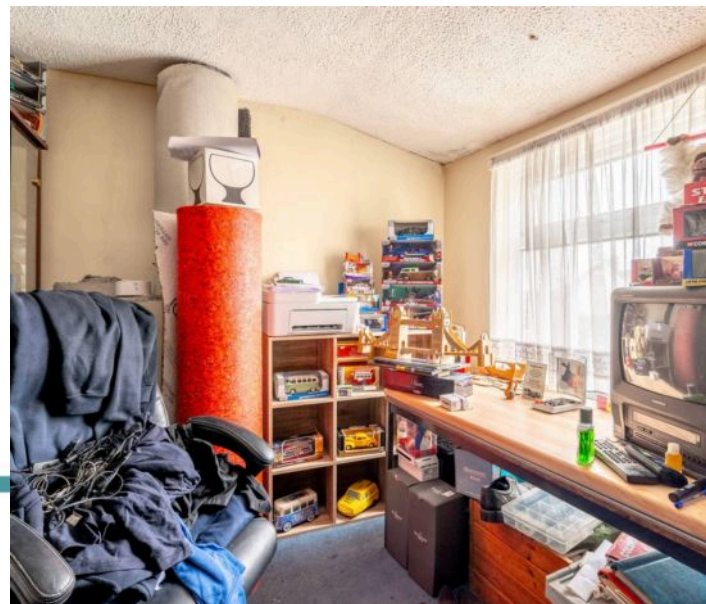
Moments away from Lowestoft's award winning beach, this bay-fronted terrace offers a huge amount of potential for someone to put their own stamp on it. With the vendors having already found their onward purchase, it presents an irresistible opportunity for first-time buyers or investors seeking a residence in a prime location.

Step inside to a welcoming entrance hall that sets the tone for the warmth and character found throughout the property. The home features two reception rooms, currently utilised as a cosy living room and a dining room, inviting relaxation and entertaining. The modern kitchen is thoughtfully designed with wall and base cabinetry, an integrated oven, and under-counter spaces ready for your own appliances, ready for you to make it your own.

Beyond the kitchen, a versatile lean-to offers valuable flexibility, perfect for use as a utility area or storage space, depending on your lifestyle needs. The ground floor bathroom comprises of a classic three-piece suite, accommodating all residents in the household.

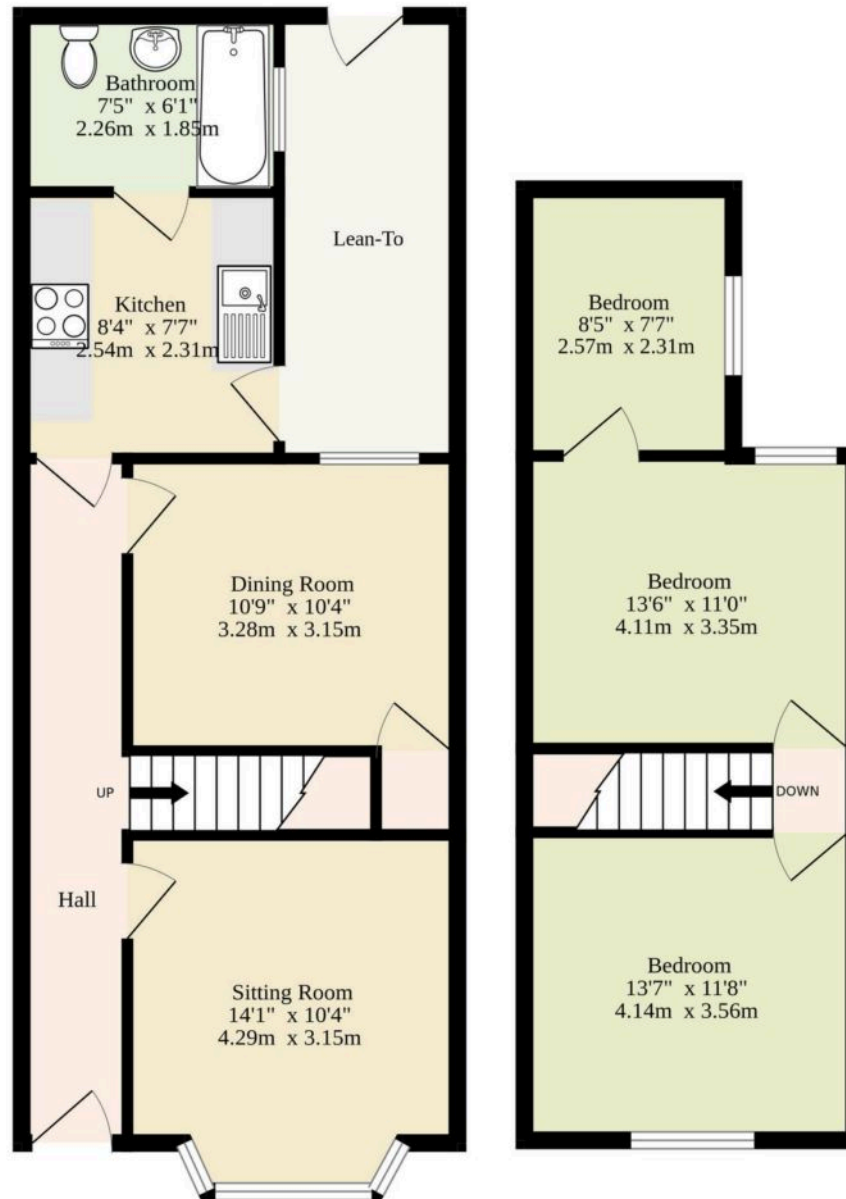
Upstairs, you'll find three bedrooms, each filled with natural light. The third bedroom provides adaptable space that can easily serve as a home office, dressing room, or nursery, a real advantage for those who value versatility in their living arrangements.

Outside, the private garden has been designed for low-maintenance enjoyment, featuring a patio area ideal for seating arrangements, a small lawn, and room for a timber storage shed. Off-road parking can be found at the rear of the residence, for convenience and ease.



Ground Floor
445 sq.ft. (41.3 sq.m.) approx.

1st Floor
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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Minors & Brady
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