



23 Portsch Close, Carlton Colville

Lowestoft



Minors & Brady



## 23 Portsch Close

Carlton Colville, Lowestoft

Ready to move into and enjoy, this semi-detached home in Carlton Colville offers space, light, and practicality. Featuring an open-plan sitting and dining area, a modern kitchen, and a bright conservatory overlooking the rear garden, it's perfect for relaxing or entertaining. Upstairs, three bedrooms provide comfort and privacy, while the shower room serves the household with ease. Outside, a brick-weave driveway, patio, lawn, and multiple storage units make life convenient. Close to local amenities, schools, and transport links, this property combines everyday comfort with a well-connected lifestyle.

- Semi-detached residence proudly positioned in Carlton Colville
- Perfect first-time buy, family home or investment purchase
- Open-plan sitting/dining room creating an effortless flow for relaxation and entertaining
- Kitchen fitted with a range of cabinetry, an integrated oven, a ceramic hob and a dishwasher
- Light-filled conservatory that extends the reception space, offering views of the rear garden
- Three bedrooms offering comfort and privacy, one benefiting from built-in wardrobes
- A private garden featuring a brick-weave patio, a laid to lawn and multiple storage units
- A brick-weave driveway providing off-road parking
- Close to a wide range of amenities, including shops, schools, transport links and the scenic coast







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### Location

Portsch Close is situated in the established residential area of Carlton Colville, on the western edge of Lowestoft. The street is part of a quiet, family-friendly neighbourhood with a mix of modern homes and well-kept green spaces. Local amenities are within easy reach: the nearby Ashburnham Way area has a small selection of shops, including a convenience store, bakery, newsagents, and a pharmacy, while additional facilities such as post offices, cafes, and pubs are a short walk or drive away. Families have good access to education, with Carlton Colville Primary School close by for younger children and Pakefield High School and The Everitt Academy serving older students. Transport links are convenient, with frequent bus routes connecting residents to Lowestoft town centre and surrounding areas, and Oulton Broad South railway station providing access along the East Suffolk Line. The location offers a balanced lifestyle: it is quiet and suburban yet close to open spaces like Carlton Marshes, ideal for walking and wildlife observation, and not far from coastal amenities and leisure facilities, combining practicality with a sense of community.





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The open-plan sitting and dining room is the heart of the home, providing an effortless flow for everyday living and entertaining. Large windows allow natural light to fill the space, creating a welcoming atmosphere for relaxing evenings or social gatherings. The kitchen is fitted with a range of cabinetry, integrated oven, ceramic hob, and dishwasher, offering both style and functionality for preparing meals.

Extending from the main living area, the conservatory adds further reception space, filled with light and overlooking the rear garden. It's the perfect spot to enjoy a morning coffee, read, or simply unwind while taking in views of the garden.

Upstairs, there are three well-proportioned bedrooms, with one featuring built-in wardrobes for added storage. The shower room includes a classic three-piece suite, combining convenience with a clean, modern finish.

The rear garden is designed for both relaxation and practicality. A brick-weave patio provides an ideal space for outdoor dining or entertaining, while the laid-to-lawn area offers room for children to play or for gardening. Multiple storage units ensure that bikes, garden tools, and equipment can be kept tidy and accessible.

To the front, a brick-weave driveway provides off-road parking, adding convenience to everyday life.

### Agents note

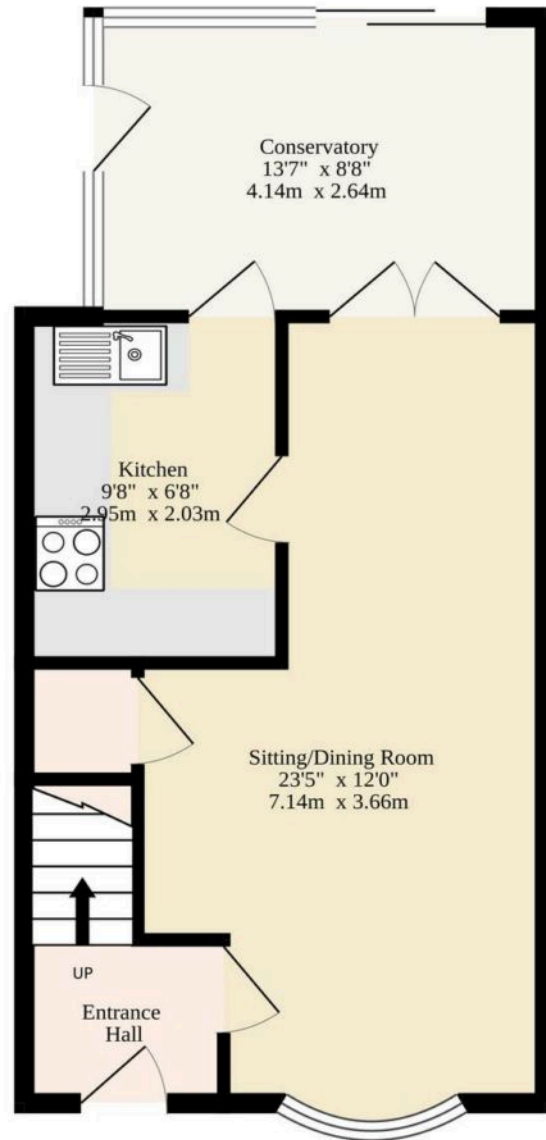
Freehold

3 month old combi boiler.

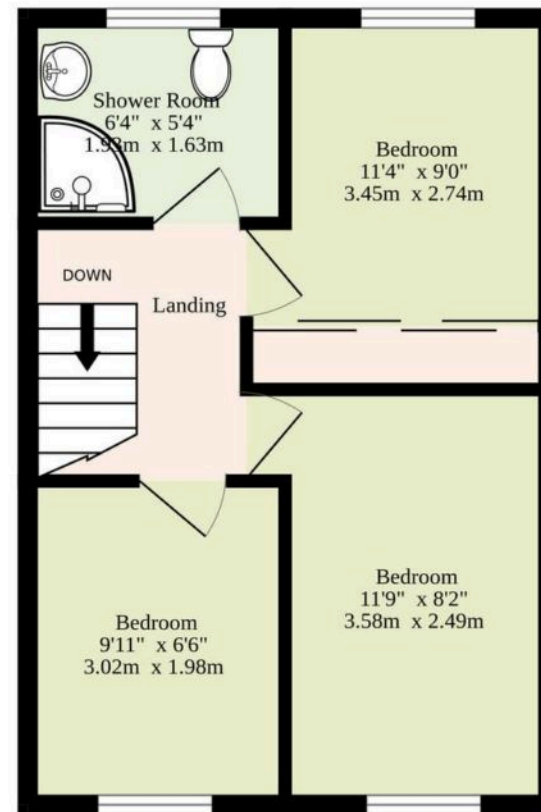
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Ground Floor  
489 sq.ft. (45.4 sq.m.) approx.



1st Floor  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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