



11 The Gardens, Carlton Colville

Lowestoft

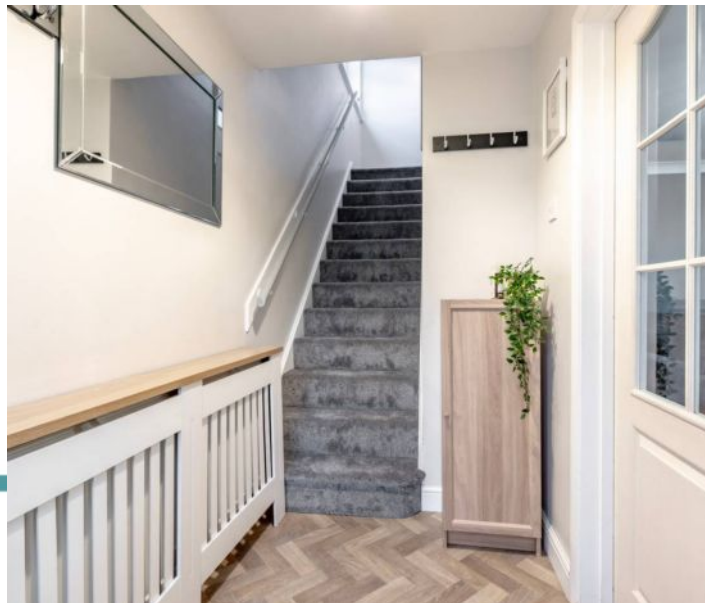


Minors & Brady

11 The Gardens

Carlton Colville, Lowestoft

A spacious and versatile home in a quiet Carlton Colville cul-de-sac, perfect for modern family living. This extended semi-detached residence features a bright sitting room and an open-plan kitchen/dining/utility area that opens seamlessly onto a private garden. Three comfortable bedrooms and a modern family shower room offer practicality and comfort, while a detached garage with mains electricity provides potential for a home office, studio, or garden room. With off-road parking, a well-maintained garden, and a boiler just two years old, this property is ready to adapt to your lifestyle.



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11 The Gardens

Carlton Colville, Lowestoft

- Semi-detached residence positioned down a quiet cul-de-sac in the sought-after area of Carlton Colville
- Boiler only two years old!
- Extended to create spacious and flexible accommodation that can easily adapt to your own preferences and style
- Spacious sitting room with a large front-facing window that draws in the natural light, inviting relaxation and entertaining
- Open-plan kitchen/dining/utility room accentuated by French doors that open out to the garden, creating an effortless flow for everyday family living and hosting gatherings
- Kitchen is equipped with quality cabinetry, an integrated oven, a dishwasher, space for a fridge/freezer and under-counter areas in the utility room for laundry appliances
- Three bedrooms offering comfort and privacy, alongside a family shower room comprising of a modern three-piece suite
- A private, maintained garden featuring a laid to lawn, a decked terrace for seating arrangements, a timber storage shed and planted borders
- A detached garage with French doors and mains electricity, offering the potential to be converted into a garden room, home office or a studio (stpp)
- A maintained front garden and a paved driveway providing off-road parking for multiple vehicles



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Location

The Gardens in Carlton Colville offers a well-connected yet peaceful residential setting on the western edge of Lowestoft. Just a short walk away, Ashburnham Way hosts a range of local shops and services, including a convenience store, a pharmacy, and a post office, providing everyday essentials without the need for a long drive. Families are well-served with nearby Carlton Colville Primary School within easy reach, while secondary schooling options are available in surrounding areas, accessible via short bus or car journeys.

Nature and outdoor activities are never far away: Carlton Marshes, a sprawling wildlife reserve of reedbeds, wetlands, and walking trails, is ideal for birdwatching, walking, and quiet reflection. For transport, residents benefit from the bus routes through Carlton Colville, offering direct links into Lowestoft town centre and beyond, while Oulton Broad North and South stations connect to Ipswich, Norwich, and regional destinations, making commuting or weekend excursions straightforward. The area blends practical suburban living with access to green spaces and community amenities, offering a lifestyle that balances convenience, outdoor activity, and a strong local community feel.



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Step through the welcoming entrance hall into a bright and airy interior. The spacious sitting room features a large front-facing window, filling the space with natural light and creating an inviting area for relaxation or entertaining guests.

The heart of the home is the open-plan kitchen, dining, and utility area. French doors open directly onto the garden, seamlessly blending indoor and outdoor living and providing an ideal setting for family meals or social gatherings. The kitchen is fitted with quality cabinetry, an integrated oven, a dishwasher, and space for a fridge/freezer, while the utility area offers practical under-counter spaces for laundry appliances. A convenient ground-floor WC and under-stairs storage complete the layout.

Upstairs, three comfortable bedrooms provide privacy and flexibility, accompanied by a modern family shower room featuring a large walk-in shower and contemporary fixtures.

Outside, the private, well-maintained garden is designed for both relaxation and entertaining. A decked terrace overlooks a lawned area with planted borders, and a timber storage shed adds practical storage. A detached garage with French doors and mains electricity presents potential for conversion into a garden room, home office, or studio (subject to planning). To the front, a neatly maintained garden and a paved driveway offer off-road parking for multiple vehicles.

This home offers a rare combination of space, flexibility, and a lifestyle in a peaceful setting, perfectly suited for families or anyone looking to enjoy the charm of Carlton Colville.

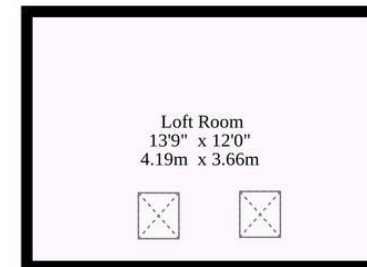
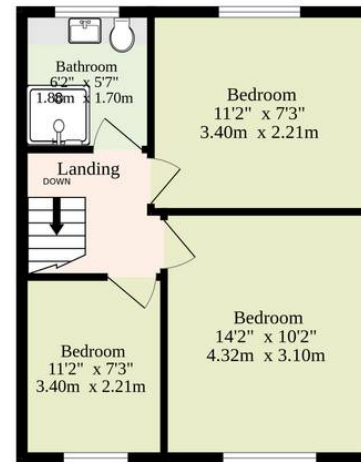
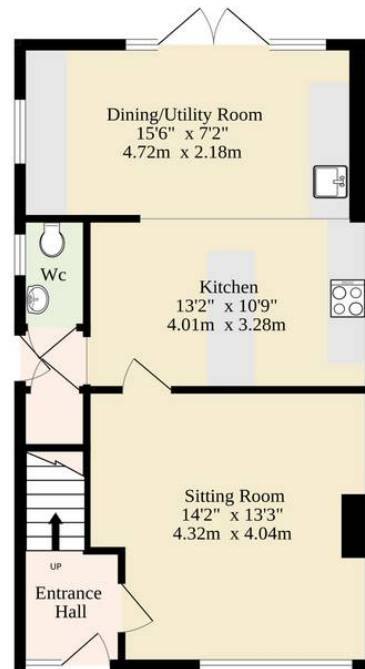
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Ground Floor
641 sq.ft. (59.6 sq.m.) approx.

1st Floor
386 sq.ft. (35.9 sq.m.) approx.

2nd Floor
166 sq.ft. (15.4 sq.m.) approx.



Total Sqft Includes The Garage And The Loft Room

TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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