



18 Ashtree Gardens, Carlton Colville

Lowestoft



Minors & Brady

18 Ashtree Gardens

Carlton Colville, Lowestoft

Set on a quiet cul-de-sac in the desirable area of Carlton Colville, this chain-free detached home combines modern updates with adaptable family living. Thoughtfully refurbished, it features a welcoming entrance hall, a bright sitting room, and a brand-new kitchen complete with integrated appliances, a utility room, and space for an American-style fridge/freezer. A versatile dining room and conservatory extend the living space, creating ideal areas for work, play, or relaxation. Upstairs are three comfortable bedrooms and a newly fitted family bathroom. Outside, the fully landscaped, south-facing garden with a porcelain patio offers a private retreat, while the driveway provides parking for up to three vehicles and includes an EV charging point. This is a home designed for convenience, flexibility, and easy modern living.



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Carlton Colville, Lowestoft

- Chain free
- Detached residence proudly positioned down a quiet cul-de-sac in the desirable area of Carlton Colville
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Light-filled sitting room ready for your own personalisation, inviting relaxation and entertaining
- Brand new kitchen equipped with quality cabinetry, an integrated oven, a gas hob, a dishwasher, a dedicated space for a American-style fridge/freezer and a functional utility room
- Conservatory that extends the reception space, offering panoramic views of the garden
- Large dining room with the versatility to be a home office, a dressing room or a playroom for children
- Three bedrooms providing comfort and privacy, alongside a brand-new family bathroom comprising of a modern three-piece suite
- Fully landscaped, south-facing garden with a Porcelain patio, a maintained laid to lawn and a timber storage shed
- Driveway with the potential to have up to 3 off-road parking spaces, with an EV car charging point included



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Location

Ashtree Gardens sits within a quiet, well-kept part of Carlton Colville, just south-west of Lowestoft. It's a modern residential pocket surrounded by green spaces and family-friendly streets, with easy access to local amenities. Nearby you'll find everyday shops such as a Co-op Food store, pharmacy and takeaway options along Ashburnham Way and Lowestoft Road, while larger supermarkets and retail parks are only a short drive away in South Lowestoft. The area is popular with families thanks to its proximity to Carlton Colville Primary School, Grove Primary School, and Pakefield High School, all within roughly a mile or two.

For transport, regular bus services connect Carlton Colville to Lowestoft town centre, Beccles and Norwich, and the A146 and A12 make car travel straightforward for commuters. Oulton Broad South railway station is the closest stop for trains to Ipswich and Norwich, offering good onward connections.

The lifestyle here is easy-going and practical, you're close enough to the coast and town amenities to stay connected, yet the neighbourhood keeps a calmer, suburban feel with nearby parks, walking routes and access to the Carlton Marshes Nature Reserve. It suits anyone looking for a settled community setting within reach of the seaside and countryside.



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Proudly positioned at the end of a peaceful cul-de-sac in the highly desirable area of Carlton Colville, this chain-free detached residence offers the perfect blend of style, comfort and modern family living. Thoughtfully designed to provide spacious and flexible accommodation, this beautiful home is ready to adapt to your lifestyle and personal taste.

Step inside to a welcoming entrance hall, setting the tone for the contemporary feel throughout, complemented by a brand-new ground floor WC. The light-filled sitting room creates an inviting space for both relaxation and entertaining, with generous proportions that allow you to make it truly your own.

At the heart of the home lies a brand-new kitchen, featuring high-quality cabinetry, an integrated oven and gas hob, dishwasher, and a dedicated space for an American-style fridge/freezer. A useful utility room provides additional practicality for everyday family life.

The conservatory seamlessly extends the living space, offering panoramic views of the beautifully landscaped garden – an ideal spot for morning coffee or gathering with loved ones. A large dining room adds further flexibility, easily transforming into a home office, playroom, or even a bedroom depending on your needs.

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Upstairs, you'll find three comfortable bedrooms, each providing comfort and privacy, alongside a brand-new family bathroom complete with a sleek, modern three-piece suite.

Outside, the home continues to impress with a fully landscaped, south-facing garden, perfect for entertaining and outdoor dining. The garden showcases a porcelain patio, well-kept lawn, and a timber storage shed for added convenience.

To the front, a private driveway provides off-road parking, with the potential to extend onto the grass and make three parking spaces. It is complete with an EV charging point that is included in the sale.

This exceptional property is more than just a house, it's a home designed for modern family living, offering space, style, and a wonderful sense of peace and privacy.

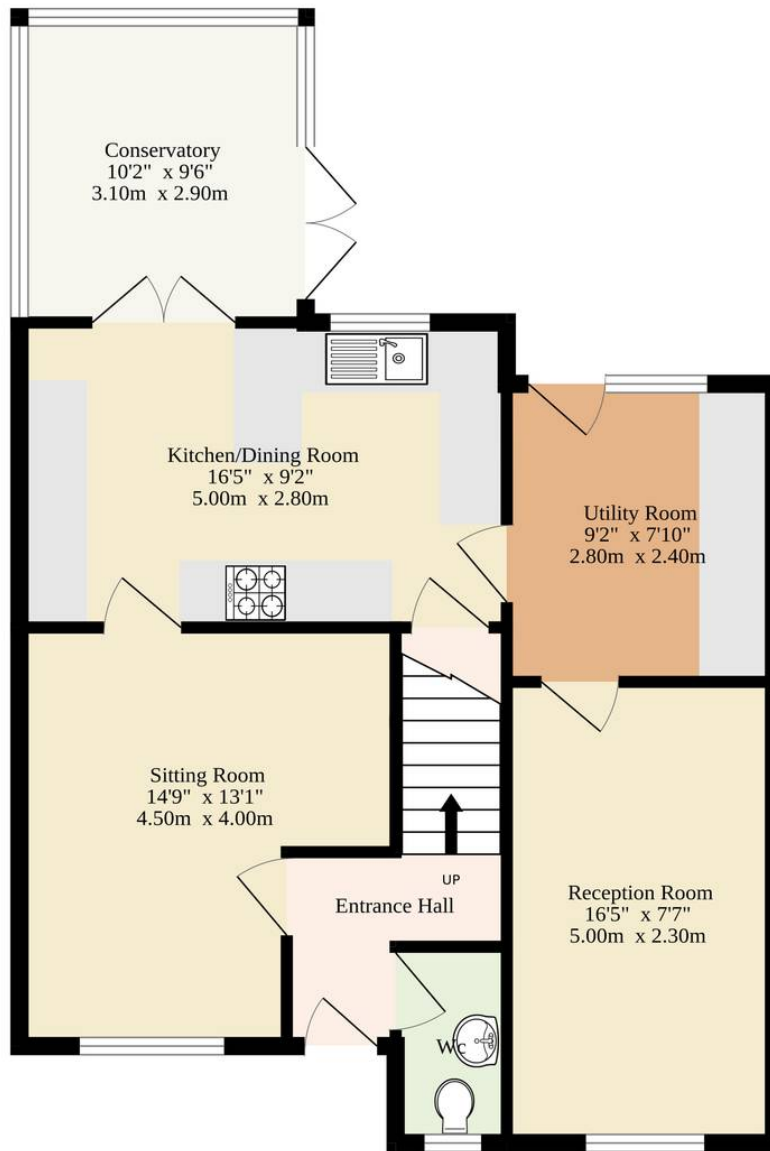
Agents note

Freehold

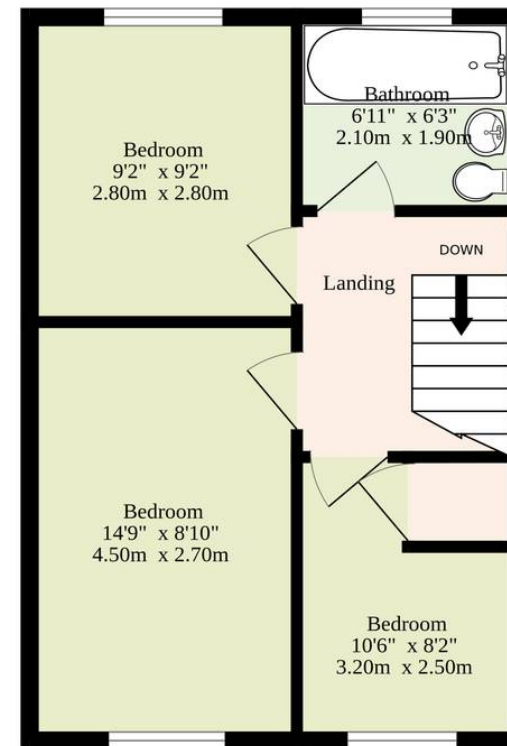


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Ground Floor
718 sq.ft. (66.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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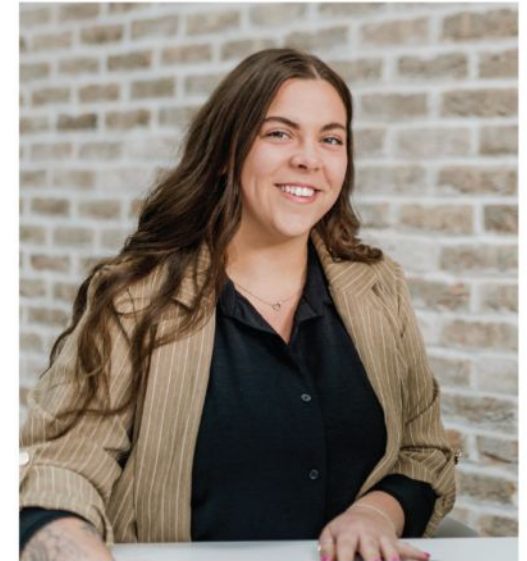
Dreaming of this home? Let's make it a reality



Meet *Nicola*
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Meet *Theo*
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