



12 Farm Close, Carlton Colville

Lowestoft



Minors & Brady

## 12 Farm Close

Carlton Colville, Lowestoft

A rare opportunity in Carlton Colville to create a bespoke family home on a substantial plot. This detached residence offers spacious, adaptable accommodation, including a bright entrance hall, sitting room, formal dining area, and a generous conservatory with panoramic garden views. Four bedrooms, including a principal en-suite, a family bathroom, and a convenient ground-floor shower room provide versatile living. Outside, the expansive garden, paved driveway, and double garage offer both privacy and potential, making this property ideal for families looking to personalise a home to their own style and needs.

### Location

Farm Close is situated in the highly regarded residential area of Carlton Colville, just on the outskirts of Lowestoft. Within a short distance, residents can find everyday essentials including a selection of shops, cafes, and supermarkets, ensuring daily needs are easily met. Families benefit from well-regarded schools in the area, ranging from primary to secondary education, while healthcare needs are covered by nearby GP practices and pharmacies. For those commuting or exploring the wider region, Farm Close is well-connected: regular bus services link the area to Lowestoft town centre, surrounding villages, and the coast, and the main road network provides straightforward access to the A12 and A146. With a mix of convenient services and a peaceful neighbourhood environment, Farm Close offers practical living in a sought-after corner of Carlton Colville.



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Carlton Colville, Lowestoft

- Detached residence positioned on a substantial plot in the sought-after area of Carlton Colville
- Requires a full renovation, with the potential to extend (stpp)
- Ideal family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Sitting room ready for your own personalisation, inviting relaxation and entertaining
- Formal dining room encouraging intimate family meals and gatherings
- Kitchen fitted with cabinetry, an integrated double oven, a gas hob, a dishwasher and a fridge/freezer, complemented by a functional utility room
- Large, light-filled conservatory that extends the reception space whilst offering panoramic views of the garden
- Four bedrooms, a private en-suite and a family bathroom
- Private, expansive garden offering endless possibilities, featuring a patio for seating arrangements, a laid to lawn, established hedging and tall mature trees
- A paved driveway providing off-road parking and a double garage for parking vehicles or storage options, with the potential to be converted (stpp)



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Set on a substantial plot in the highly sought-after Carlton Colville, this detached home offers a rare opportunity to create a truly bespoke family residence. Requiring a full renovation, the property provides immense potential to extend (subject to planning permission), allowing you to tailor the home to your exact tastes and lifestyle.

The welcoming entrance hall sets the tone for the light-filled interior, leading seamlessly into a sitting room that invites relaxation and entertaining. A formal dining room provides the perfect setting for intimate family meals or larger gatherings, while the kitchen, fitted with quality cabinetry, an integrated double oven, gas hob, dishwasher, and fridge/freezer, is complemented by a practical utility room.

A spacious conservatory floods the ground floor with natural light, extending the reception space and offering uninterrupted views of the expansive garden. A convenient ground-floor shower room adds flexibility for modern family living.

Upstairs, four generously proportioned bedrooms provide comfortable accommodation, including a private en-suite to the principal bedroom, alongside a well-appointed family bathroom.



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The outdoor space is a true feature of this home. The private, extensive garden offers endless possibilities, with a patio ideal for outdoor dining and entertaining, a well-maintained lawn, and mature hedging and trees providing both beauty and privacy. A paved driveway ensures off-road parking, while a double garage offers additional parking or storage and could be converted to suit your needs (stpp).

With its versatile layout, substantial plot, and location in Carlton Colville, this property presents an exceptional canvas for creating the perfect family home tailored to your lifestyle.

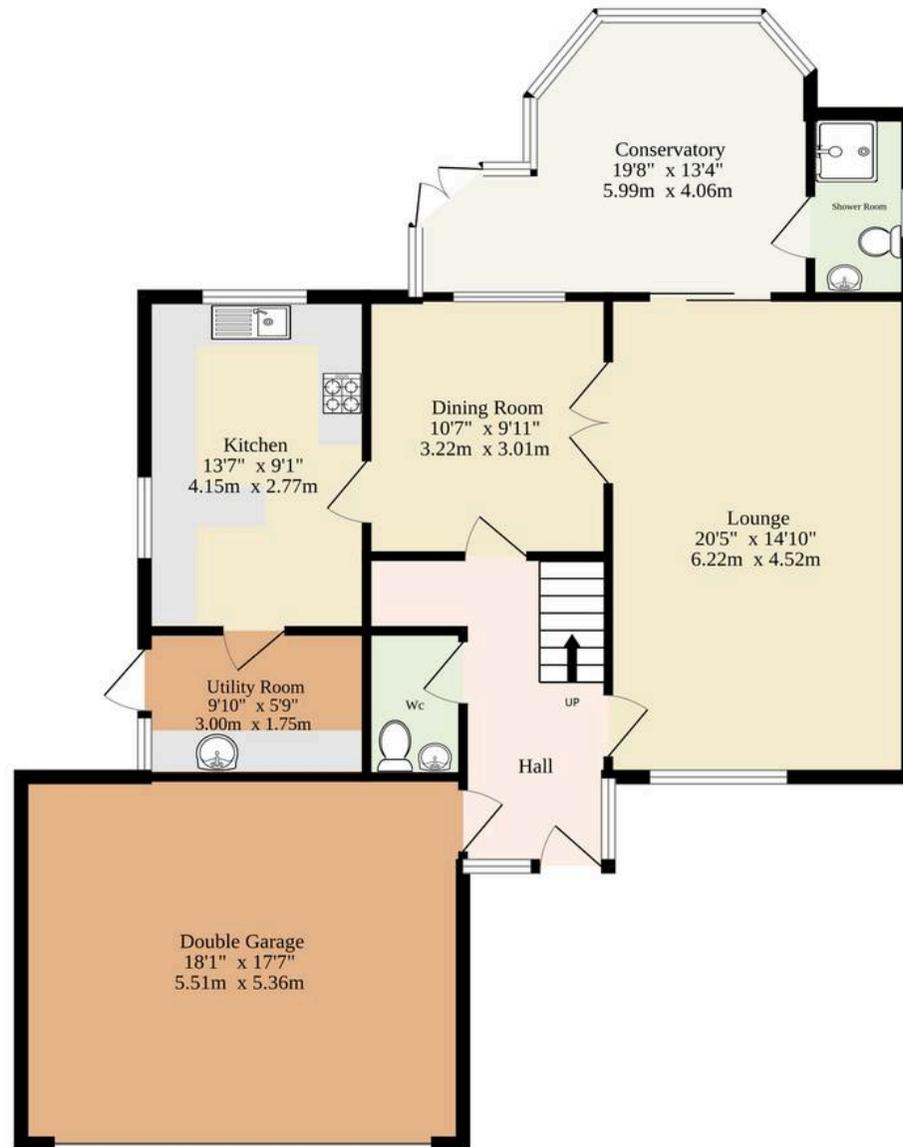
### Agents note

Freehold

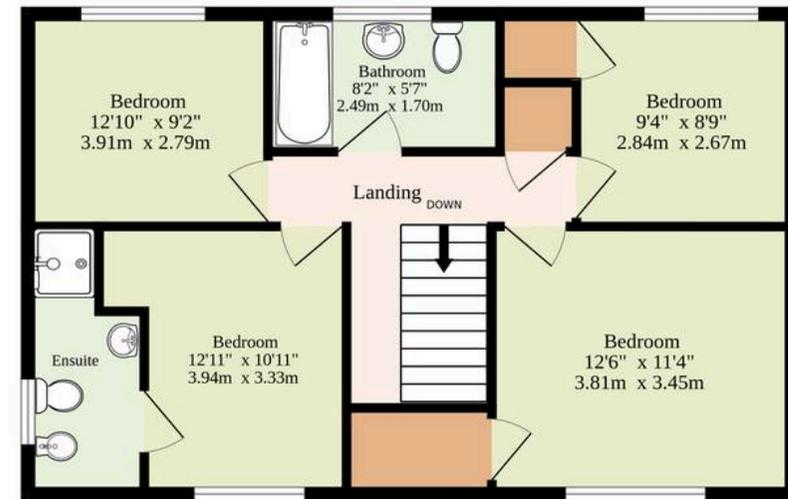
DISCLAIMER: We do not hold the information regarding the property's mains connections. Please undertake the appropriate checks prior to purchase.



**Ground Floor**  
1000 sq.ft. (92.9 sq.m.) approx.



**1st Floor**  
649 sq.ft. (60.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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