



39 Gratton Dale, Carlton Colville

Lowestoft

Minors & Brady

39 Gratton Dale

Carlton Colville, Lowestoft

Imagine a home where space, style, and practicality come together to support family life at every stage. Tucked away in a quiet cul-de-sac, this six-bedroom detached house offers versatile living areas, a contemporary kitchen at the heart of the home, and a private garden designed for both relaxing and entertaining. With multiple en-suite bedrooms, a modern family bathroom, and ample storage, the layout adapts effortlessly to the needs of a growing family. Outside, the low-maintenance garden create a secure and inviting space to enjoy time together. Located in the desirable Gratton Dale area of Carlton Colville, this home combines comfort, convenience, and a sense of calm – a setting where family life can thrive.

Agents note

Freehold





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Carlton Colville, Lowestoft

- Six-bedroom detached home located in a quiet and sought-after cul-de-sac in Gratton Dale, Carlton Colville
- Family home offering spacious and flexible accommodation across three floors, ready for you to adapt to your own preferences and style
- Open-plan kitchen/diner with integrated appliances, extensive work surfaces, and space for family meals or entertaining
- Exceptionally spacious lounge with direct access to the rear garden, ideal for relaxing or socialising
- Formal dining room with the flexibility to be a home office, a playroom for children or a bedroom if required
- Formal dining room providing a versatile space for family gatherings or special occasions
- Master suite on the second floor with a private en-suite shower room and built-in storage
- Modern family bathroom with a panel bath and overhead shower, designed for everyday convenience
- Fully enclosed rear garden with a paved patio area for seating and a low-maintenance artificial lawn, for privacy and outdoor enjoyment
- Generous driveway and double garage offering ample parking and storage, complementing the practical layout of the home



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Location

Gratton Dale is a residential street located in Carlton Colville, a suburb just south of Lowestoft. Nearby, residents can access convenience stores, small supermarkets, and independent shops, as well as local cafes and takeaways, making daily errands straightforward. Families in the area are served by schools such as Carlton Colville Primary School and Grove Primary School, with secondary education options including Pakefield High School just a short drive away.

Transport links are practical: bus services run regularly toward Lowestoft town centre, and the nearby Oulton Broad South and Lowestoft railway stations provide connections to Norwich, Ipswich, and other regional destinations. Outdoor and leisure options are abundant, with local parks, walking paths, and nature reserves providing opportunities for recreation, while Lowestoft's beaches and town centre are only a short journey away. Gratton Dale therefore offers a balance of quiet residential living with convenient access to education, transport, and local lifestyle amenities.



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Step inside to a bright and welcoming entrance hall, setting the tone for the generous and versatile accommodation throughout. The ground floor features a formal dining room, ideal for hosting family gatherings, alongside a contemporary kitchen/diner that is the heart of the home. Fitted with a full range of modern units and extended work surfaces, the kitchen includes integrated appliances such as a gas range cooker, dishwasher, and fridge/freezer. Double doors open onto the rear garden, creating a seamless connection between indoor and outdoor living, while a breakfast area provides the perfect space for casual meals. A generous living room, with doors leading to the garden, and a convenient cloakroom complete the ground floor.

Upstairs, the first floor presents four well-proportioned double bedrooms, two of which benefits from modern en-suite shower rooms, offering privacy and convenience. The family bathroom is thoughtfully designed, featuring a panel bath with overhead shower, a hand wash basin and WC, providing a comfortable and practical space for everyday family life. Excellent storage solutions and a spacious landing further enhance the functionality of this level.

The second floor houses two additional double bedrooms, including a master suite with its own en-suite shower room, creating a private space with modern fittings, a walk-in shower, and a skylight that fills the room with natural light.

Outside, the property offers a fully enclosed rear garden designed for both relaxation and entertaining. A formal patio area provides the perfect setting for outdoor seating and dining. The garden features a low-maintenance artificial lawn, offering a green space all year round without the upkeep of natural grass. At the front of the residence is a large driveway providing off-road parking for multiple vehicles and a double garage for storage options.

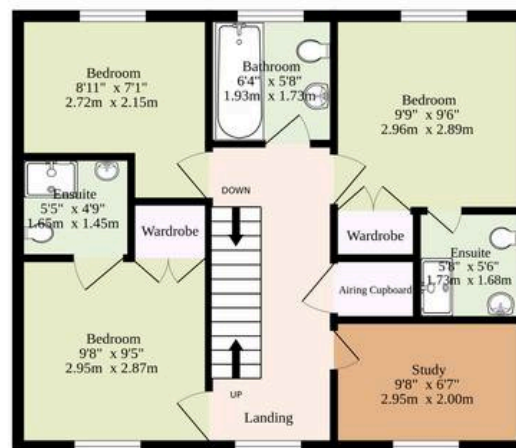
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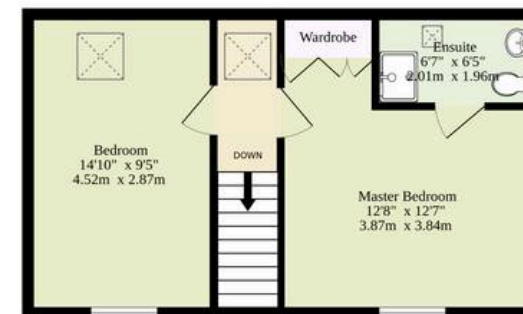
Ground Floor
882 sq.ft. (81.9 sq.m.) approx.



1st Floor
498 sq.ft. (46.3 sq.m.) approx.



2nd Floor
363 sq.ft. (33.7 sq.m.) approx.



Total Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1743 sq.ft. (161.9 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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oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

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