



19 Leona Crescent, Carlton Colville

Lowestoft

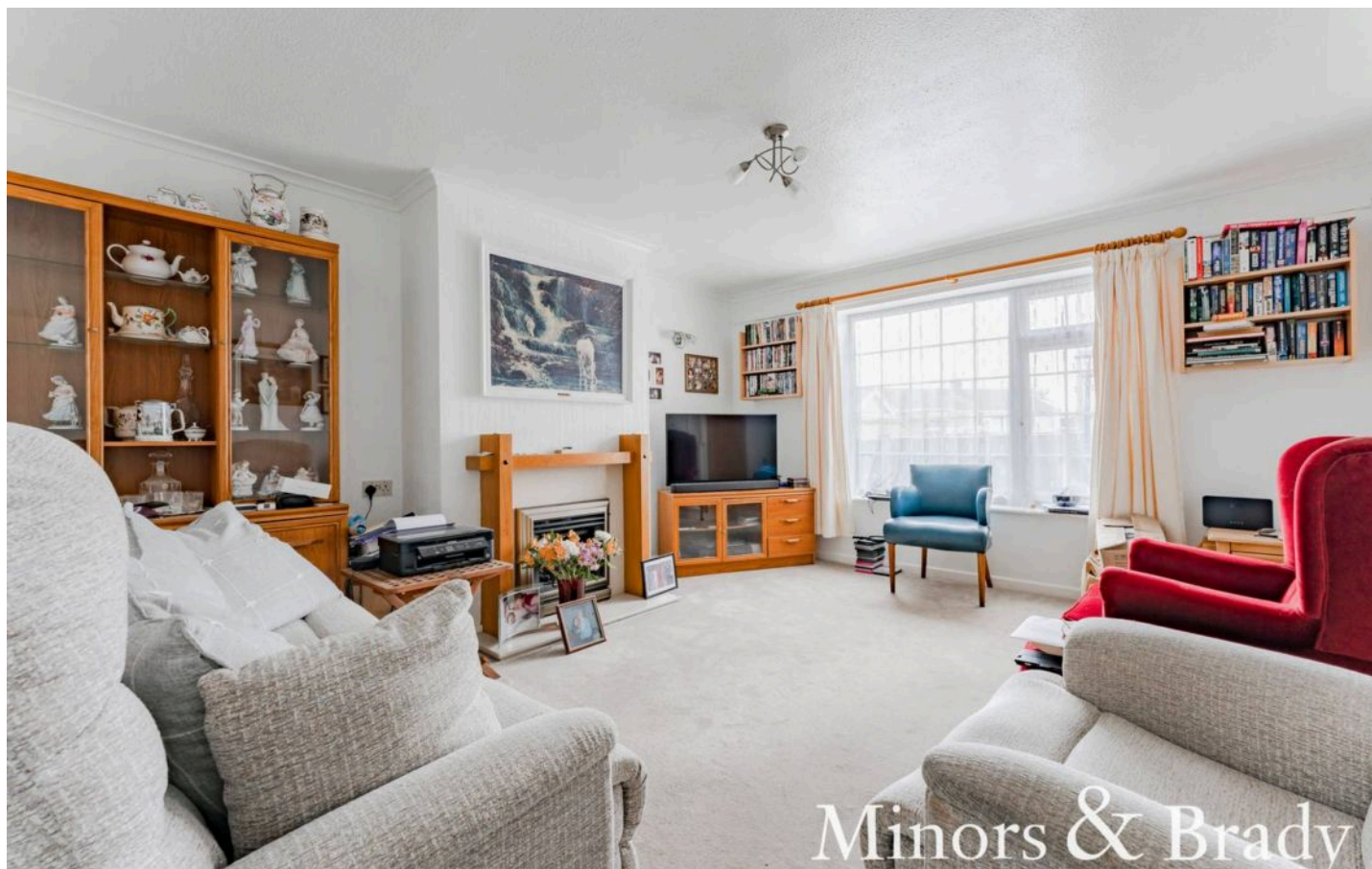


Minors & Brady

19 Leona Crescent

Carlton Colville, Lowestoft

This two-bedroom bungalow on a quiet cul-de-sac in Carlton Colville offers a comfortable and practical home with space to suit everyday life. The recently updated kitchen opens onto a dining area and a bright sitting room, creating a natural flow for family meals and entertaining. Both double bedrooms are positioned at the rear, with one connecting to a south-facing conservatory that leads directly to the garden, making it easy to enjoy the sunshine. Outside, the large garage and driveway provide ample parking, while the low-maintenance landscaped garden offers patio space and a central bed of shrubs and perennials, ideal for gardening or relaxing outdoors. With its combination of well-proportioned living areas, practical outdoor space, and a quiet, sought-after location, this bungalow is ready to support both everyday life and social occasions.



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19 Leona Crescent

Carlton Colville, Lowestoft

- Semi-detached bungalow set in a quiet cul-de-sac within the desirable Carlton Colville area
- Suitable for someone looking to downsize, or if you require a single-level layout
- Recently updated kitchen with eye-level oven, electric hob, and space for two appliances
- Open dining area adjoining the kitchen, ideal for family meals and entertaining
- Spacious sitting room providing a bright and comfortable living space
- Two well-proportioned double bedrooms positioned at the rear of the bungalow
- South-facing conservatory accessed from one bedroom with doors leading to the garden
- Shower room and large storage cupboard conveniently located in the central hallway
- Large garage with personal door access from the garden and ample driveway parking
- Landscaped rear garden with generous patio areas and a central bed of shrubs and perennials offering year-round interest



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Location

Leona Crescent is located in Carlton Colville, a residential suburb on the southern edge of Lowestoft, Suffolk, offering a quiet yet well-connected setting. Local amenities are close by, including a Co-op supermarket, Londis convenience store, and small independent shops providing day-to-day essentials. Families benefit from a range of nearby schools: in Carlton Colville, there is Carlton Colville Primary School and Gisleham Primary School, while in neighboring Pakefield, options include Pakefield Primary School and The Benjamin Britten Academy for secondary education.

Transport links are convenient, with regular bus routes connecting Carlton Colville to Lowestoft town centre, the surrounding area, and Norwich. The A146 and A1145 offer direct road access westwards to Beccles and Norwich, while Lowestoft railway station provides rail connections to Ipswich, Norwich, and beyond. Residents also enjoy access to local parks, community facilities, and leisure spaces, with the Suffolk coast and beaches just a short drive away, offering a balanced lifestyle that combines suburban calm with practical connectivity.



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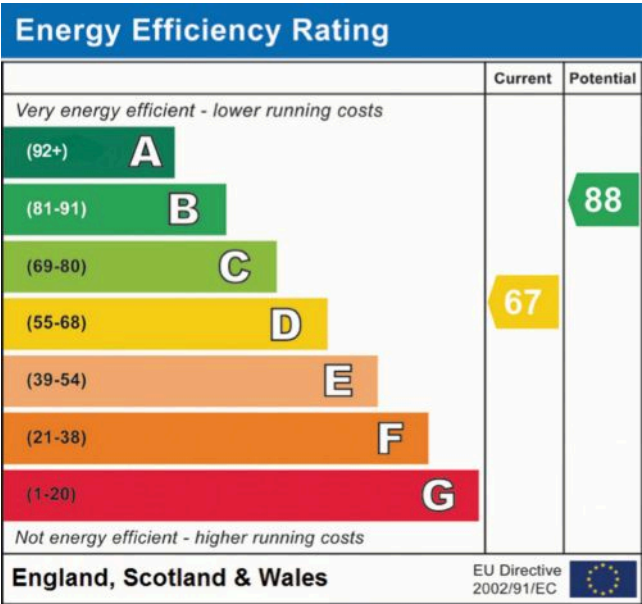
Set down a quiet cul-de-sac in the highly sought-after area of Carlton Colville, this two-bedroom bungalow offers a practical and comfortable living space with spacious dining and living areas, a large garage with driveway for multiple vehicles, and a south-facing garden that makes the most of the sunshine.

The recently upgraded kitchen features an eye-level oven and electric hob, with space for two appliances. It opens directly into the dining area, creating a natural space for family meals or entertaining. The well-proportioned sitting room continues the open layout, providing a bright and comfortable space to relax.

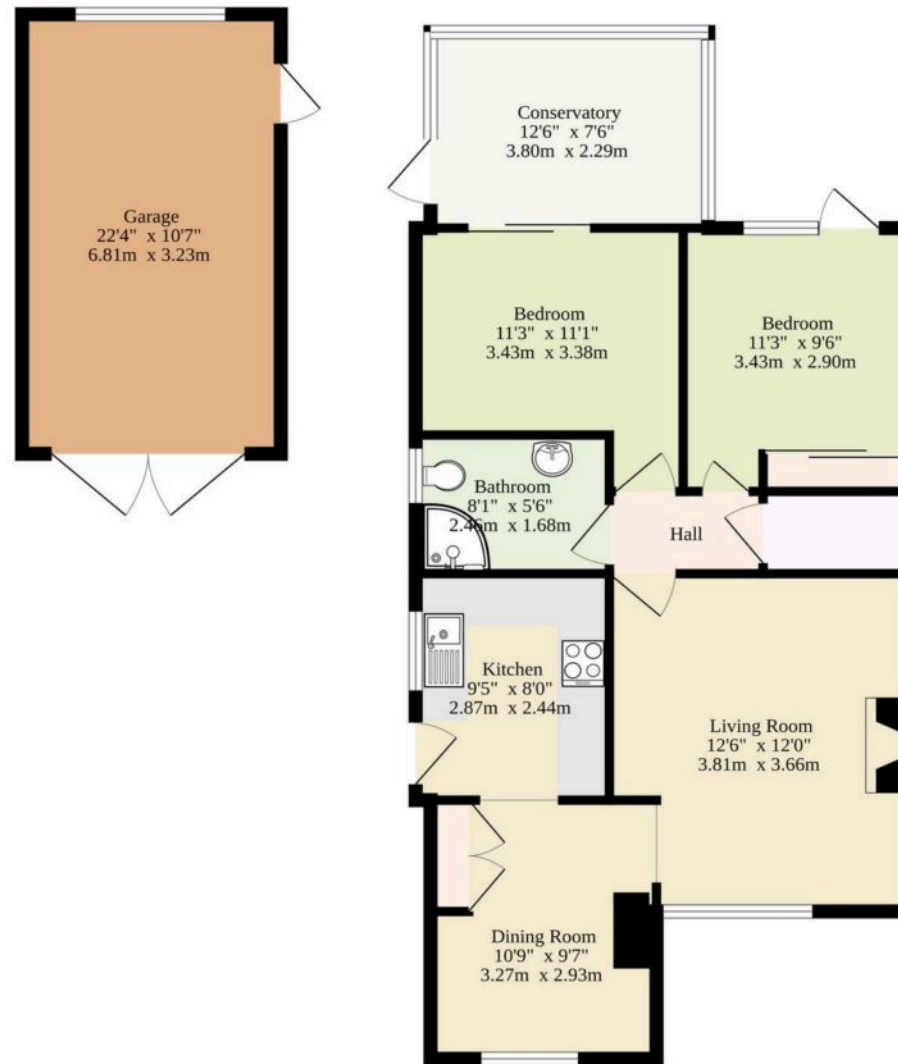
From the central hallway, both double bedrooms are located at the rear of the bungalow. One bedroom includes built-in storage, while the other opens into a south-facing conservatory with doors onto the garden. A shower room and a large storage cupboard in the lobby complete the interior.

Outside, the property is easy to maintain, with a brick weave and shingled front approach leading to the oversized garage and ample driveway parking. The rear garden, facing south, is private and has been landscaped with generous patio areas and a central bed of shrubs and perennials, offering year-round colour. A door provides direct access from the garden into the garage.

This bungalow is an ideal option for anyone looking for spacious, well-laid-out accommodation in a desirable part of Carlton Colville, with practical outdoor space and versatile living areas.



Ground Floor
967 sq.ft. (89.8 sq.m.) approx.



Total Sqft Includes The Garage

TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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