



30 Colsterdale, Carlton Colville
Lowestoft

Minors & Brady



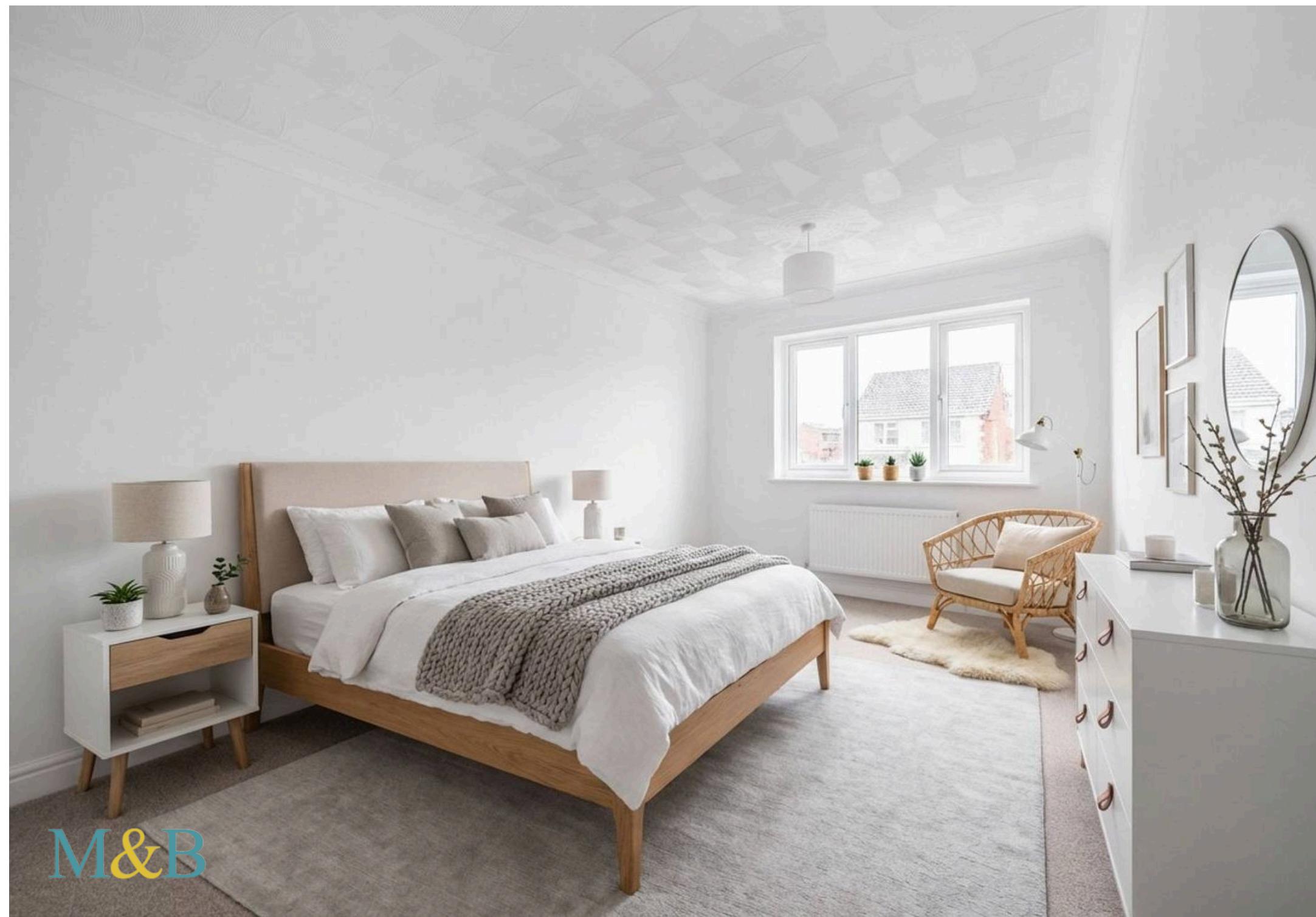
30 Colsterdale

Carlton Colville, Lowestoft

Start your day in a calm, neighbourly cul-de-sac where it feels quiet and convenient. This chain-free semi-detached home in Carlton Colville has been fully refreshed and is ready to slot straight into modern life, whether you're taking your first step onto the ladder or looking for a comfortable family base. Light-filled living spaces, a sociable kitchen that opens to the garden, and a low-maintenance outdoor setup make everyday living simple and enjoyable, while off-road parking, a garage and recent upgrades throughout add real peace of mind. A home that's ready now, with plenty of scope to shape it into your own over time.

- Chain free
- Semi-detached residence positioned down a quiet cul-de-sac in the desirable area of Carlton Colville
- Fully decorated throughout, re-carpeted and brand-new double glazed windows and doors, with a 10 year warranty
- New boiler installed 2 years ago
- Suitable choice for first-time buyers or families, ready to adapt to your own preferences and style
- Spacious, light-filled living room inviting relaxation and entertaining
- Kitchen/dining room fitted with wall and base cabinetry, a range-style oven, areas for your own appliances and French doors that open out to the garden
- Three bedrooms offering comfort and privacy, ready for personalisation
- A private, low-maintenance garden featuring a patio for seating arrangements, an artificial lawn and a timber storage shed
- A brick-weave driveway providing off-road parking and a garage for storage options





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Location

Colsterdale sits within Carlton Colville, a well-established residential area just to the south-west of Lowestoft, known for its practical layout and everyday convenience rather than being overly busy. Day-to-day shopping is close at hand with small parades and convenience stores around Carlton Colville, while larger supermarkets and the main retail areas of Lowestoft are only a short drive away. The area is well placed for families, with Carlton Colville Primary School and Grove Primary School nearby, and secondary options including Pakefield High School and East Point Academy within easy reach.

Regular bus services run through Carlton Colville, providing straightforward connections into Lowestoft town centre, Pakefield and surrounding villages, while road access links easily to the A146 for routes towards Beccles and Norwich. Lifestyle-wise, the location suits those who want a quieter residential setting with access to green space, including walks around the Carlton and Oulton marshes, while still being close enough to the coast, schools and town amenities to keep daily life simple and well connected.

Colsterdale

Positioned down a quiet cul-de-sac in the desirable area of Carlton Colville, this chain-free semi-detached home offers an easy, low-stress move into a property that has been thoughtfully refreshed and is ready to enjoy from day one.

The house has been fully redecorated throughout, re-carpeted, and fitted with brand-new double glazed windows and doors, all with a 10-year warranty. A modern boiler was installed just two years ago, adding reassurance alongside the cosmetic updates. It's a suitable choice for first-time buyers or families, providing a well-presented blank canvas that's simple to adapt to your own preferences and style.



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Inside, a welcoming entrance hall sets the tone and is complemented by a convenient ground-floor WC. The living room is spacious and filled with natural light, offering a comfortable space for both everyday living and entertaining. To the rear, the kitchen/dining room forms the heart of the home, fitted with wall and base cabinetry, a range-style oven, space for your own appliances and French doors that open directly onto the garden.

Upstairs, three bedrooms offer comfort and privacy, each ready for personalisation. The family bathroom completes the first floor and comprises a modern three-piece suite.

Outside, the private rear garden has been designed for low maintenance, featuring a patio ideal for seating, an artificial lawn and a timber storage shed. To the front, a brick-weave driveway provides off-road parking, while the garage offers additional storage options.

Overall, this is a well-located, move-in-ready home that combines practicality with a calm residential setting, making it an excellent opportunity for those looking to settle into Carlton Colville.

Agents Notes

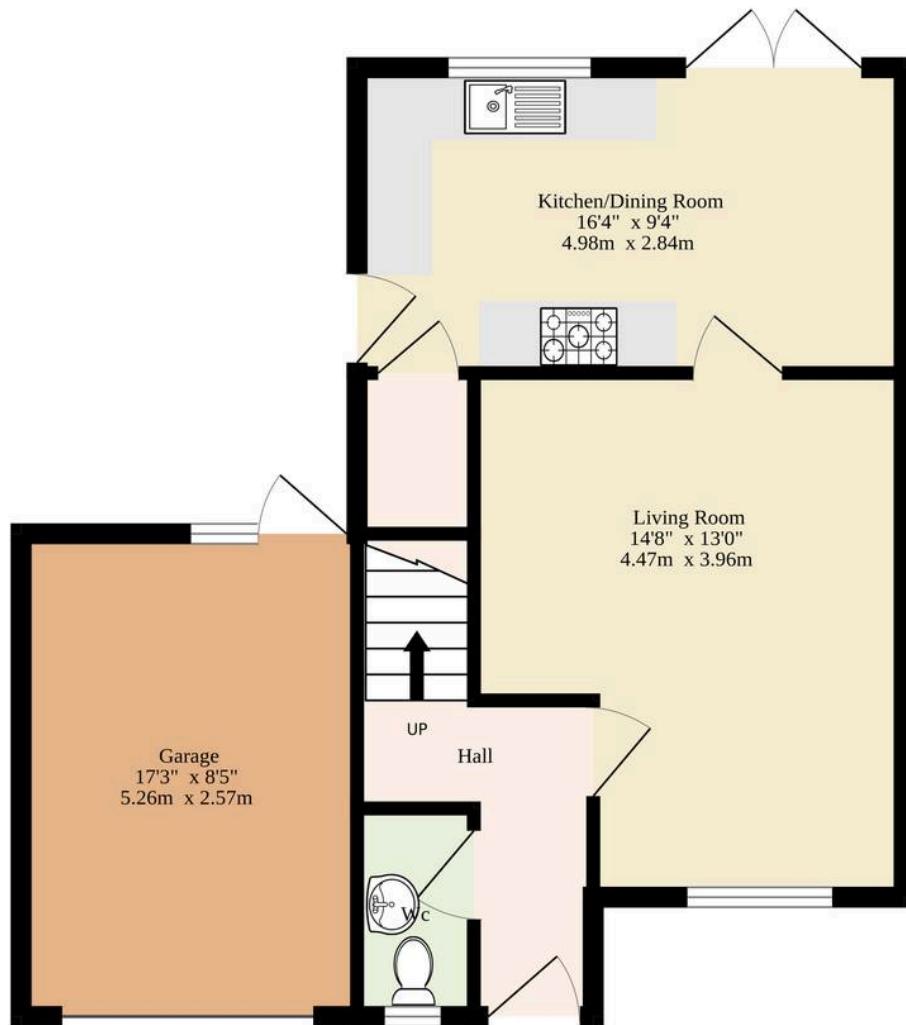
Freehold

Connected to all mains services.

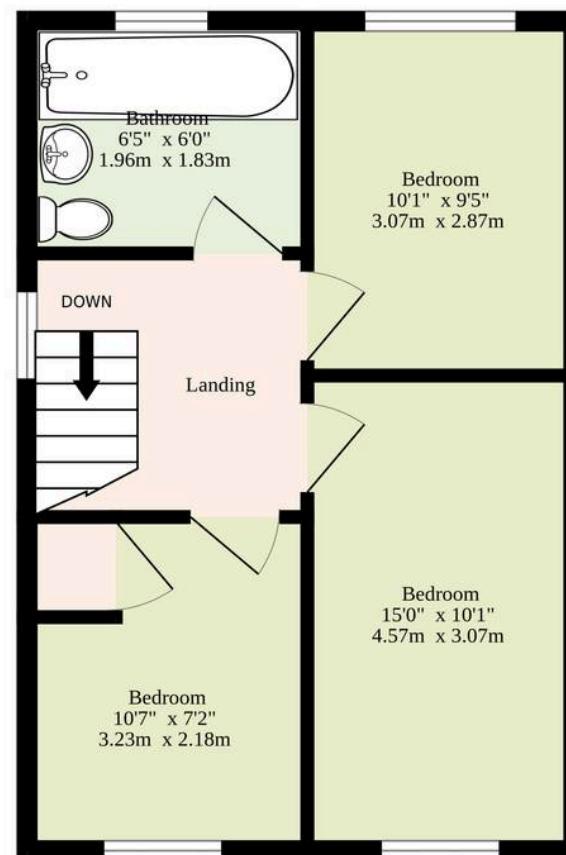
Images in this listing include AI staging. A viewing is recommended to fully assess the property's layout and features.



Ground Floor
533 sq.ft. (49.5 sq.m.) approx.



1st Floor
406 sq.ft. (37.7 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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