



33 Colsterdale, Carlton Colville

Lowestoft

Minors & Brady



33 Colsterdale

Carlton Colville, Lowestoft

Imagine weekends spent entertaining friends in the garden or relaxing in a light-filled living room that instantly feels like home. This detached residence in Carlton Colville offers just that, a versatile, turn-key space designed for modern family living. With three comfortable bedrooms, a stylish kitchen/dining area with French doors leading to a private garden, and a converted garage perfect as an entertainment room or studio, the home blends practicality with relaxed, everyday comfort. Set in a desirable location close to local amenities, it provides a welcoming environment that can easily adapt to your personal style and lifestyle.

- Detached residence positioned in the desirable area of Carlton Colville, within close proximity to essential amenities
- Suitable choice for families looking for a turn-key interior that can easily adapt to your own preferences and style
- Spacious, light-filled living room inviting relaxation and entertaining
- Kitchen/dining room with stylish Navy cabinetry, a range-style oven and under-counter areas for your own appliances, with French doors that open out to the garden
- Three bedrooms offering comfort and privacy, two with built-in storage
- Family bathroom comprising of a modern three-piece suite
- A private garden featuring a patio for seating, a laid to lawn and mature hedging
- A converted garage with lighting and power, currently utilised as an entertainment/bar room, with the potential to be a studio, a garden room or storage
- Driveway providing off-road parking



M&B



33 Colsterdale

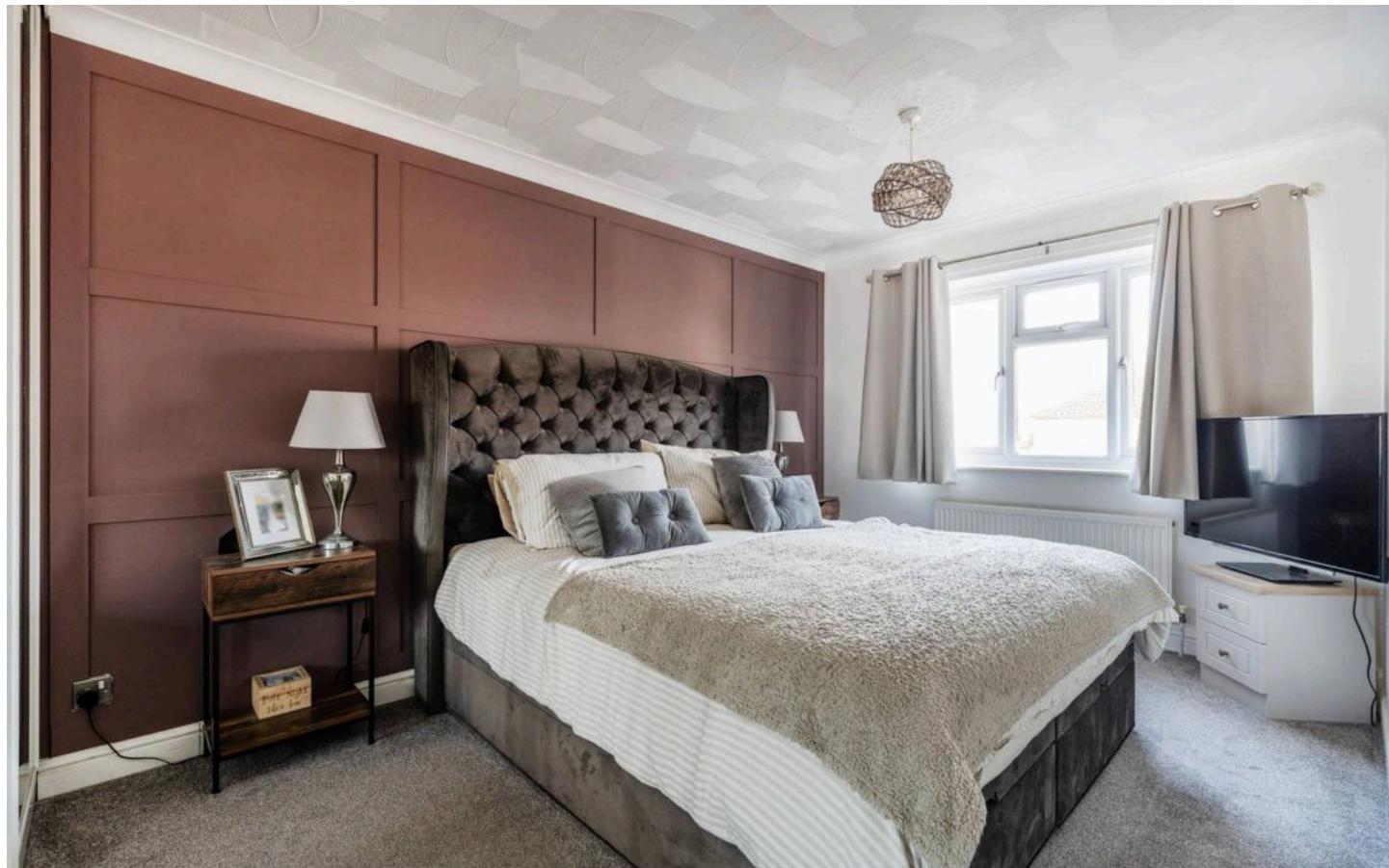
Carlton Colville, Lowestoft

Location

Colsterdale is a quiet residential street in Carlton Colville, a suburb just to the southwest of Lowestoft. Residents have easy access to everyday amenities such as local convenience stores, a post office, and small independent shops, making daily errands straightforward without needing to travel far. For larger shopping trips, Pakefield Retail Park is a short drive away, providing supermarkets, retail outlets, and leisure facilities.

Families benefit from nearby schooling options. Carlton Colville Primary School serves the immediate area, while secondary education is available a short distance away at East Point Academy and Pakefield High School, both within a few miles. The area is also close to nurseries and early years provision, which adds to its appeal for young families.

Transport links are practical, with several bus services connecting Carlton Colville to Lowestoft and surrounding villages. The closest train stations, Oulton Broad South and Oulton Broad North, are only a couple of miles away, providing rail access towards Ipswich, Norwich, and the wider East Suffolk region. For drivers, the A146 gives a direct route towards Beccles, Norwich, and beyond.



33 Colsterdale

Carlton Colville, Lowestoft

Situated in the sought-after area of Carlton Colville, this detached home offers a rare combination of comfort, style, and versatility, all within easy reach of local amenities. Ideal for families seeking a turn-key interior that can effortlessly adapt to personal tastes, the property welcomes you with a bright entrance hall and convenient WC, setting the tone for a home that balances practicality with relaxed living.

The spacious living room is filled with natural light, providing a perfect setting for both unwinding and entertaining. At the heart of the home, the kitchen/dining room features elegant Navy cabinetry, a range-style oven, and under-counter spaces ready for your appliances. French doors open seamlessly to the garden, inviting alfresco dining and effortless flow between indoor and outdoor living.

Upstairs, three bedrooms offer privacy and comfort, two benefitting from built-in storage, while the family bathroom presents a contemporary three-piece suite.

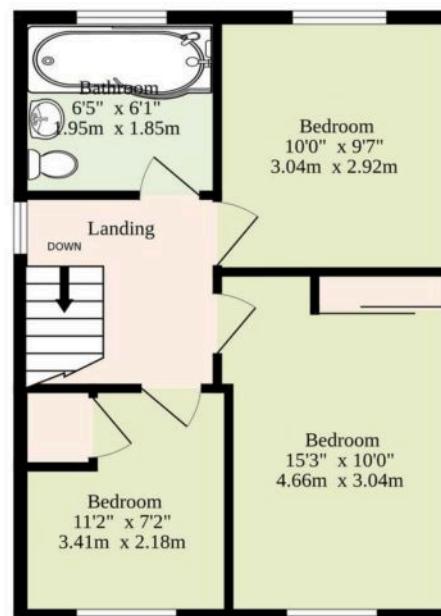
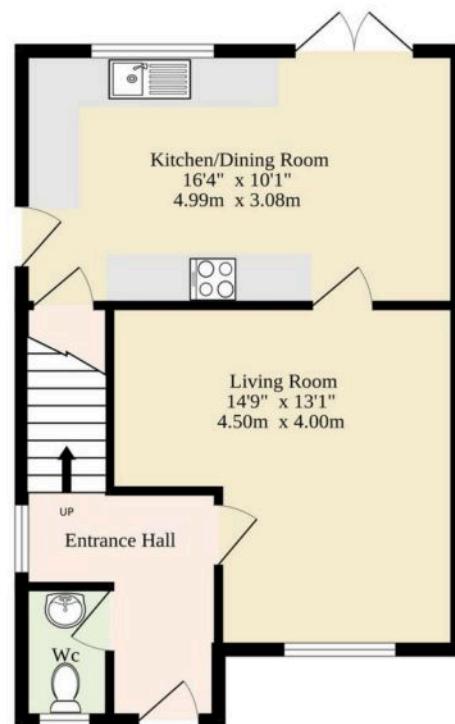
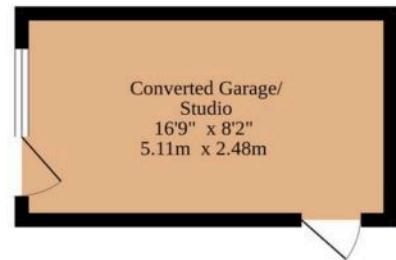
Beyond the interior, the private garden extends the living space outdoors with a patio ideal for seating and a lawn framed by mature hedging.

The converted garage, equipped with lighting and power, currently serves as an entertainment/bar room but could easily become a studio, garden room, or additional storage space. Completing the picture, a driveway provides convenient off-road parking.



Ground Floor
572 sq.ft. (53.1 sq.m.) approx.

1st Floor
412 sq.ft. (38.3 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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