



5 Colville Way, Carlton Colville
Lowestoft

Minors & Brady



5 Colville Way

Carlton Colville, Lowestoft

Enjoying a peaceful setting and a real sense of space, this chain-free semi-detached bungalow offers a relaxed way of living where everything you need is thoughtfully arranged on one level. Set on a generous plot at the end of a quiet cul-de-sac in the popular area of Carlton Colville, the home is ideal for those looking to downsize without compromise or for anyone seeking the ease and comfort of single-storey living, with bright, flexible interiors and a well-kept wrap-around garden that's made for both quiet moments and time spent with others.

Location

Colville Way is located in the residential suburb of Carlton Colville, to the southwest of Lowestoft town centre. The area combines a quiet, established neighbourhood with convenient access to local amenities. Nearby, there are shops, a post office, and a selection of cafés and pubs, while larger retail needs can be met at Pakefield Retail Park, which offers supermarkets, homeware stores, and essential services.

Families benefit from several local schools: Carlton Colville Primary School serves the immediate area, with Grove Primary and The Sunrise Academy also nearby, and secondary education is available at Pakefield High School and other Lowestoft schools within a short drive.

Transport links are practical and well-connected. Regular bus services run through Carlton Colville, providing easy access to Lowestoft town centre and surrounding areas. Road connections via the A146 and other local routes make travel into Lowestoft and further afield straightforward, while nearby Oulton Broad North and South stations offer rail connections toward Norwich, Ipswich, and beyond.

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5 Colville Way

Carlton Colville, Lowestoft

- Chain free
- Semi-detached bungalow positioned on a large plot at the end of a quiet cul-de-sac in the desirable area of Carlton Colville
- Suitable choice for someone looking to downsize, or if you require a single-level layout
- Kitchen is fitted with wall and base cabinetry, an integrated oven, a gas hob, areas for your appliances and a functional utility room
- Spacious living room with double aspect views through the large window and the sliding doors, inviting relaxation and entertaining
- Light-filled sun room that extends the reception space, creating a flexible space that can adapt to your own preferences
- Three bedrooms offering comfort and privacy
- Shower room comprising of a classic three-piece suite
- Wrap-around, maintained garden featuring a patio for seating arrangements, a sweeping lawn, established shrubbery, a summerhouse, a timber shed and a greenhouse
- Brick-weave driveway providing ample off-road parking and a detached garage for storage options



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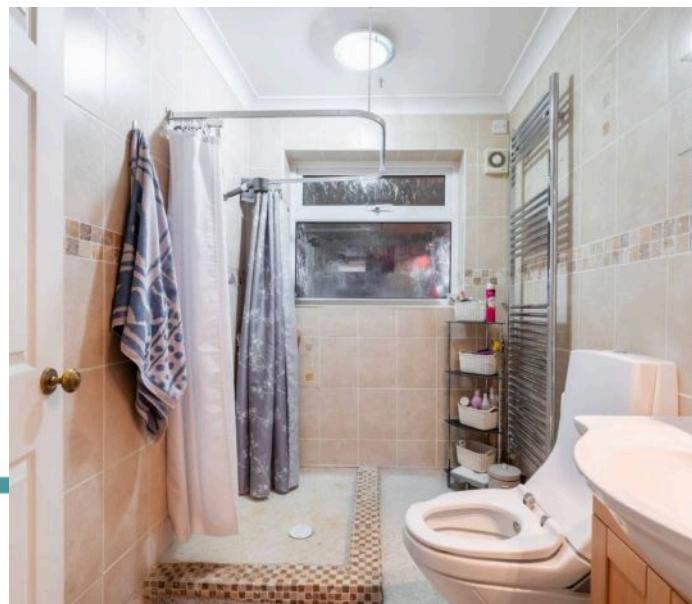
Carlton Colville, Lowestoft

Positioned at the end of a quiet cul-de-sac in the desirable area of Carlton Colville, this semi-detached bungalow occupies a generous plot and offers a comfortable, easy-to-manage way of living. It is an ideal choice for those looking to downsize or for anyone who appreciates the convenience of a well-planned single-level layout.

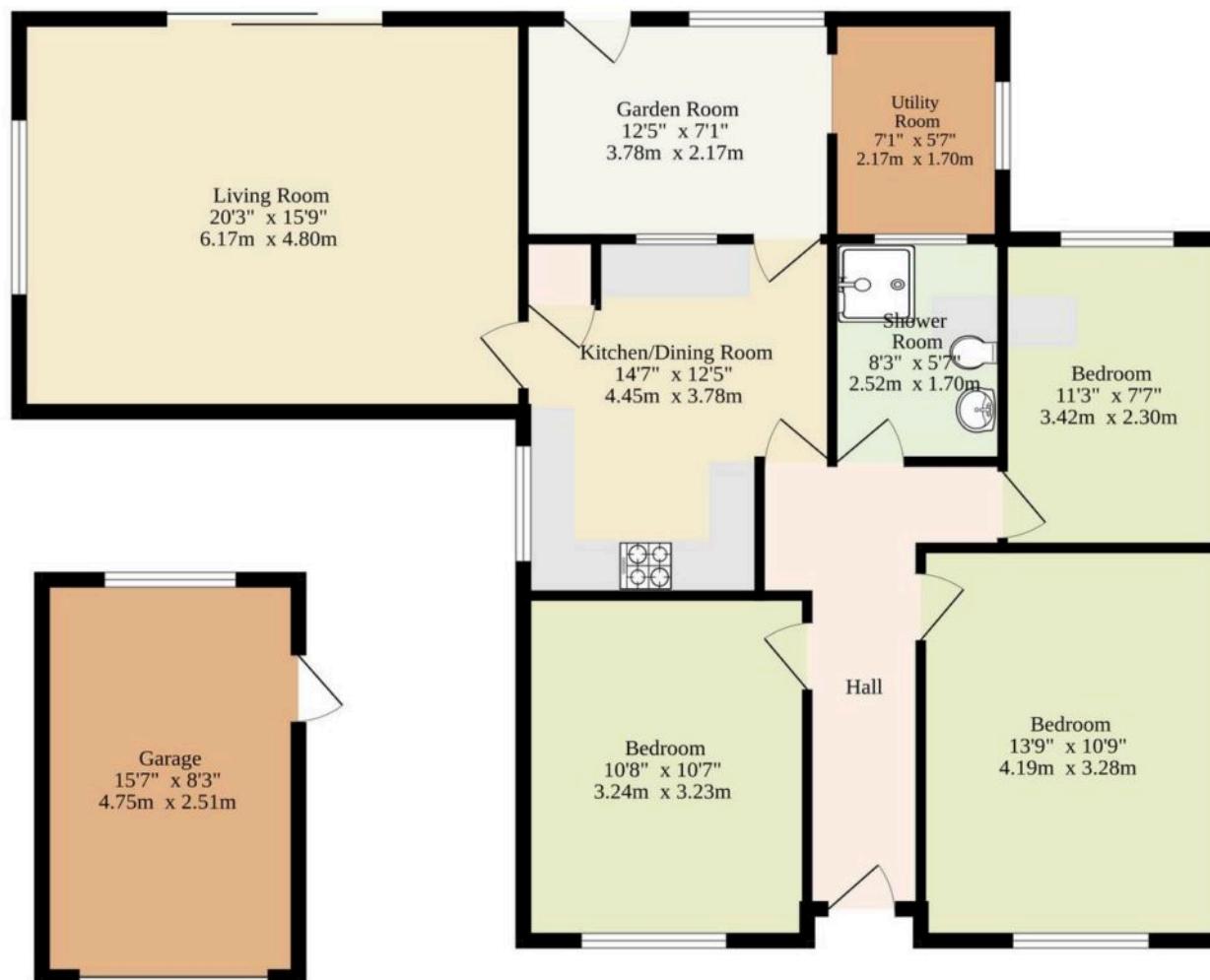
The property is entered via a welcoming entrance hall, which leads through to a neatly arranged kitchen fitted with wall and base cabinetry, an integrated oven and gas hob, with space for appliances. A practical utility room adjoins the kitchen, providing additional storage and functionality. The living room is spacious and bright, enjoying double-aspect views through a large window and sliding doors, creating an inviting setting for both everyday living and entertaining.

A light-filled sun room extends the main reception space and offers a versatile area that can be tailored to suit your needs, whether as a dining area, reading space or place to relax and enjoy the garden outlook. There are three bedrooms, each offering comfort and privacy, along with a shower room fitted with a classic three-piece suite.

Outside, the wrap-around garden has been well maintained and offers a pleasant mix of patio seating, a sweeping lawn and established shrubbery. Further features include a summerhouse, timber shed and greenhouse, adding flexibility for hobbies or storage. A brick-weave driveway provides ample off-road parking, while the detached garage offers additional storage options.



Ground Floor
1119 sq.ft. (104.0 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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