



109 Carlton Road, Lowestoft

Lowestoft

Minors & Brady



# 109 Carlton Road

## Lowestoft

Sunlight fills the high-ceilinged rooms of this beautifully decorated, turn-key bay-fronted mid-terrace home in Kirkley, Lowestoft, creating a welcoming and homely atmosphere from the moment you step inside. The open-plan living and dining space is ideal for relaxed evenings or entertaining, while the modern kitchen and practical utility room make everyday life effortless. Three comfortable bedrooms and a stylish four-piece bathroom provide privacy and comfort, and outside, a private garden with a decked terrace and lawn offers a peaceful retreat. With on-road parking and a location close to local amenities, this home is ready to enjoy from day one.

- Chain free!
- Bay-fronted mid-terrace residence positioned in the Kirkley area of the coastal town of Lowestoft
- Turn-key condition with a beautifully decorated interior, creating a warm and homely feel
- Open-plan living/dining room accentuated by highceilings and elegant panelling, inviting relaxation and entertaining
- Kitchen equipped with modern cabinetry, an integrated oven, an induction hob and a functional utility room for laundry appliances
- Ground-floor bathroom comprising of a contemporary four-piece suite, including a bathtub and a shower cubicle
- Three bedrooms offering the utmost comfort and privacy, one with full width built-in wardrobes
- A private garden featuring a decked terrace for seating arrangements, a laid to lawn and a timber storage shed
- On-road parking available
- Close to a wide range of amenities and the scenic coast





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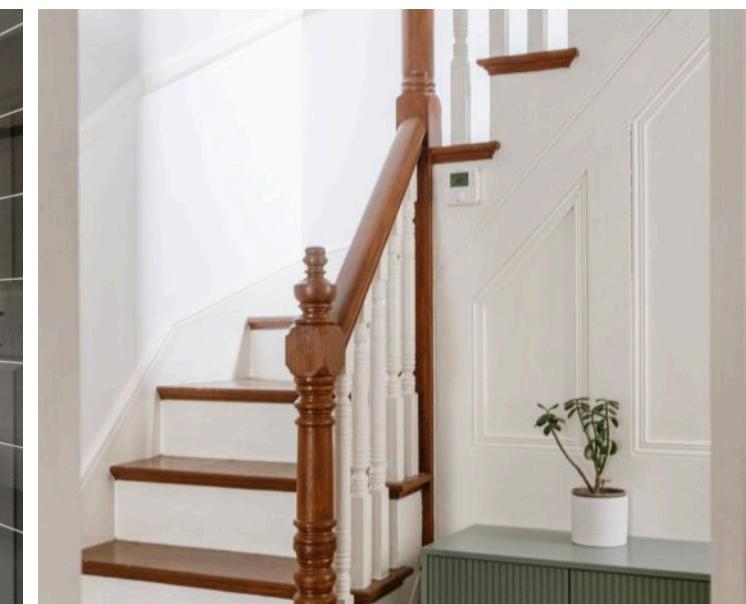
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Lowestoft

## Location

Carlton Road is a residential street in Kirkley, the southern coastal district of Lowestoft. The area is primarily made up of traditional terraces and semi-detached homes, giving it a settled, community-oriented feel. Local amenities are within easy reach, including small convenience stores, cafés, and takeaways along nearby roads, while larger supermarkets such as Co-op and Tesco are a short walk or drive away. Families benefit from a range of schools in the vicinity: Phoenix St Peter Academy, Red Oak Primary School, and St Mary's Roman Catholic Primary School serve younger children, while East Point Academy is nearby for secondary education.

Transport links are practical: several local bus routes connect Kirkley to central Lowestoft and surrounding towns, and Lowestoft railway station is just over a mile away, offering services to Norwich and beyond. For drivers, the A12 and A47 provide convenient regional connections. One of Carlton Road's key lifestyle advantages is its proximity to the coast, the South Beach and promenade are within a short walk or cycle ride, providing easy access to open air, coastal walks, and leisure by the sea. Overall, Carlton Road combines the convenience of local shops and schools with ready access to transport and the beach, making it a practical and balanced base for everyday living near the coast.



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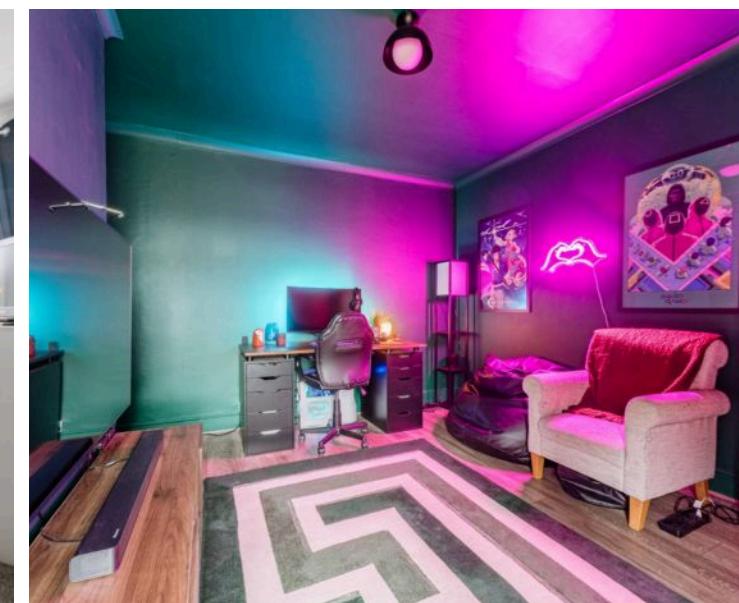
From the moment you step through the welcoming entrance hall, the property exudes a sense of warmth and homeliness, with a beautifully decorated interior that is ready to move straight into.

The open-plan living and dining area is a highlight, with high ceilings and elegant panelling creating a light, airy space perfect for both relaxed evenings and entertaining guests.

The kitchen is thoughtfully designed with modern cabinetry, an integrated oven, an induction hob, and a practical utility room to accommodate laundry appliances with ease.

On the ground floor, a stylish four-piece bathroom, complete with both a bathtub and a shower cubicle, provides a contemporary space for everyday comfort.

Upstairs, three well-proportioned bedrooms offer privacy and restfulness, with one featuring full-width built-in wardrobes for added convenience.



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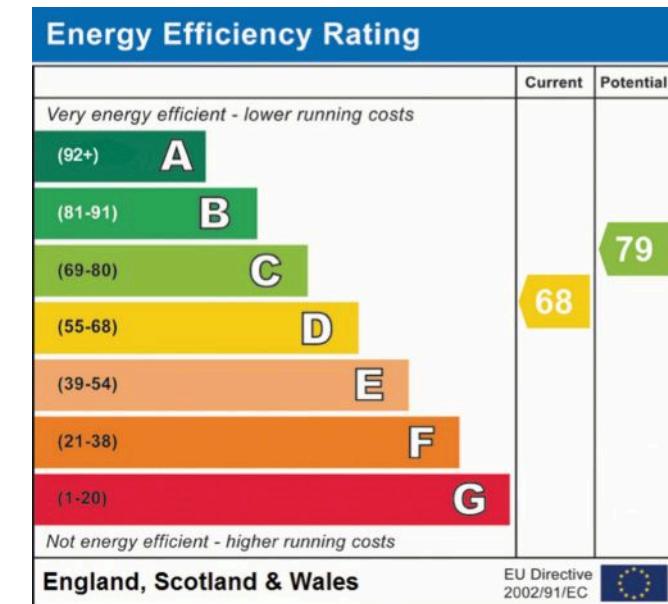
Outside, the private garden is a serene retreat, featuring a decked terrace ideal for al fresco dining, a neatly maintained lawn, and a timber storage shed. On-road parking is readily available.

This home presents a rare opportunity to enjoy a coastal lifestyle in a ready-to-enjoy, turn-key property. Whether you're drawn to the proximity of the sea, the ease of local amenities, or simply the charm of a beautifully presented home, this residence in Kirkley offers a perfect balance of comfort, style, and convenience.

## Agents Note

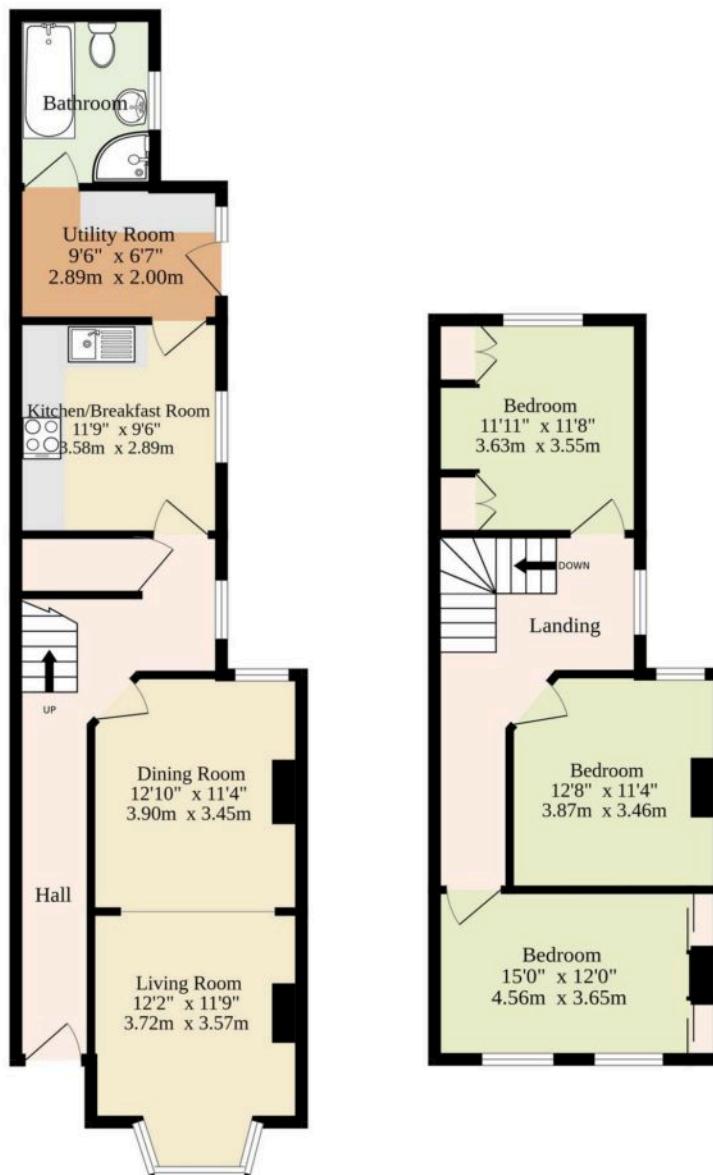
Freehold

Connected to all mains services.



Ground Floor  
566 sq.ft. (52.6 sq.m.) approx.

1st Floor  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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## Minors & Brady

*Your home, our market*



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