



6 The Graylings, Carlton Colville

Lowestoft



Minors & Brady



## 6 The Graylings

### Carlton Colville, Lowestoft

Set at the end of a quiet cul-de-sac in the popular area of Carlton Colville, this detached home offers an easy, comfortable way of living with space to grow into. Extended at the rear, the property provides bright, adaptable accommodation that suits both everyday routines and relaxed entertaining, with a light-filled living room, conservatory and garden-facing dining space creating a natural flow between indoors and out. Three double bedrooms, a four-piece family bathroom, a private well-kept garden, driveway parking and an integral garage complete a home that balances privacy, flexibility and a calm residential setting, ideal for settling in and making your own.

#### Location

The Graylings is located in Carlton Colville, a well-established residential area to the south of Lowestoft, known for its practical layout and easy day-to-day living. Local shops are close at hand along The Street, including convenience stores, takeaways and small independents for everyday needs, with larger supermarkets and retail parks available a short drive away in central Lowestoft and Pakefield. Families are well served by nearby schools, with Carlton Colville Primary School and Grove Primary School among the closest options, and secondary provision including Pakefield High School within easy reach.

Regular bus services run through Carlton Colville, providing direct links into Lowestoft town centre, Oulton Broad and surrounding villages, while road access connects quickly to the A146 towards Beccles and Norwich. For those who enjoy being outdoors, the area is close to open countryside and marshland walks around Carlton and Oulton, while Lowestoft's beaches and seafront are only a short journey away. Overall, The Graylings offers a straightforward, well-connected setting suited to everyday routines rather than seasonal living.

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Carlton Colville, Lowestoft

- Detached residence positioned down a quiet cul-de-sac in the desirable area of Carlton Colville, Lowestoft
- Extended at the rear to showcase spacious and flexible accommodation that can easily adapt to your own preferences and style
- Spacious, light-filled living room that opens into the conservatory, inviting relaxation and entertaining whilst overlooking the garden
- Flexible dining room with sliding doors that open out to the garden, as well as flowing into the kitchen
- Kitchen fitted with cabinetry, a freestanding oven, a sink/drainers unit and areas for your own appliances
- Three double bedrooms offering comfort and privacy, one of which benefits from built-in wardrobes
- Family bathroom comprising of a four-piece suite, including a separate bathtub and shower cubicle
- A private garden that is well-maintained, featuring a patio for seating arrangements, a laid to lawn, established borders and two timber storage sheds
- Paved driveway providing off-road parking and an integral garage for storage options, or the potential to convert (stpp)
- Close to a wide range of essential amenities, including shops, schools for all ages and transport links





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Positioned at the end of a quiet cul-de-sac in the desirable area of Carlton Colville, this detached residence offers a comfortable and well-balanced lifestyle with space that adapts easily to modern living. Extended at the rear, the property provides generous and flexible accommodation, allowing each room to be tailored to suit your own preferences and way of life.

The home is entered via a welcoming entrance porch, ideal for coats and outdoor wear, which leads through an arched opening into the main hallway with staircase rising to the first floor. A convenient ground-floor WC is located off the hall. The spacious living room is filled with natural light and features sliding doors opening into the conservatory, creating a relaxed setting for everyday living and entertaining while enjoying views over the garden.

A flexible dining room flows naturally into the kitchen and also benefits from sliding doors opening out to the garden, making it well suited to both family meals and hosting guests. The kitchen is fitted with cabinetry, a freestanding oven, sink and drainer, with space available for your own appliances.

Upstairs, there are three comfortable double bedrooms, offering privacy and versatility, one of which benefits from built-in wardrobes. The family bathroom is fitted with a four-piece suite, including a separate bathtub and shower cubicle.





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Outside, the private and well-maintained garden features a patio area for seating, a laid-to-lawn section, established borders and two timber storage sheds. To the front, a paved driveway provides off-road parking, complemented by an integral garage offering useful storage or the potential for conversion, subject to the necessary permissions.

Overall, this is a well-proportioned home in a popular location, offering adaptable living space, a pleasant outdoor setting and the opportunity to create a home that suits both present needs and future plans.

### Agents Notes

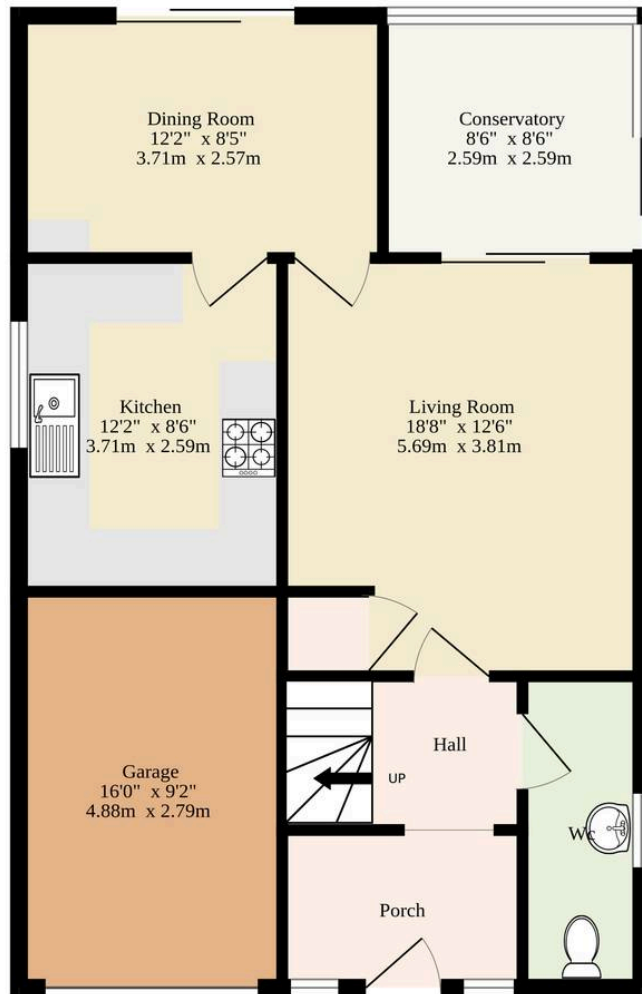
Freehold

Connected to all mains services.

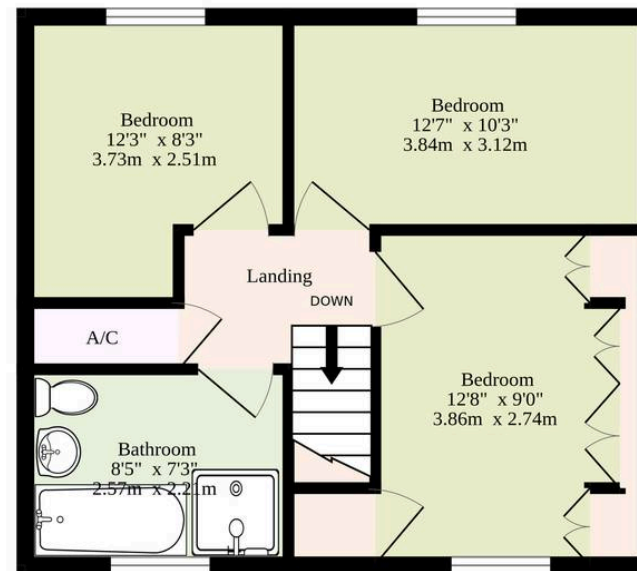




Ground Floor  
770 sq.ft. (71.5 sq.m.) approx.



1st Floor  
461 sq.ft. (42.8 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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# Minors & Brady

*Your home, our market*



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