



16 Martin Close, Carlton Colville
Lowestoft

Minors & Brady



16 Martin Close

Carlton Colville, Lowestoft

Turn-key interior, suitable for first-time buyers or investors, in a semi-detached home at the end of a quiet cul-de-sac in Carlton Colville, Lowestoft. The open-plan living and dining room is filled with natural light, offering a welcoming space for both everyday life and entertaining. The kitchen is fitted with wall and base units, an integrated oven, and plumbing for a washing machine, providing practical functionality alongside a modern finish. Upstairs, two double bedrooms offer comfort and privacy, complemented by a classic three-piece bathroom. Outside, a private garden with a paved patio, lawn, and timber shed provides room for relaxation or socialising, while a shingled driveway ensures convenient off-road parking. Ready to move into, this home is a straightforward choice for those seeking a practical and adaptable property.

Agents Notes

Freehold

Connected to all mains services.



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Location

Martin Close is situated in Carlton Colville, a quiet residential suburb on the southern edge of Lowestoft. The street benefits from a peaceful setting while remaining within easy reach of local amenities. Daily essentials can be found at nearby convenience stores, a post office, and independent shops, while Pakefield Retail Park, just a short drive away, offers larger stores, supermarkets, and a range of services. Residents enjoy a balanced lifestyle with access to green spaces and outdoor recreation. Nearby Carlton Marshes and Oulton Broad provide opportunities for walking, cycling, and enjoying the local countryside.

For families, education is well catered for. Pakefield High School and East Point Academy are both accessible by car or bus, providing secondary education options close to home, while Carlton Colville Primary School serves younger children within the local area.

Transport links are practical, with local bus routes connecting residents to Lowestoft town centre and surrounding villages. Rail travel is available from Oulton Broad South and Oulton Broad North stations, offering services along the East Suffolk Line to Ipswich, Norwich, and beyond. The road network provides convenient access to the A146 toward Norwich and the A12 toward Ipswich.



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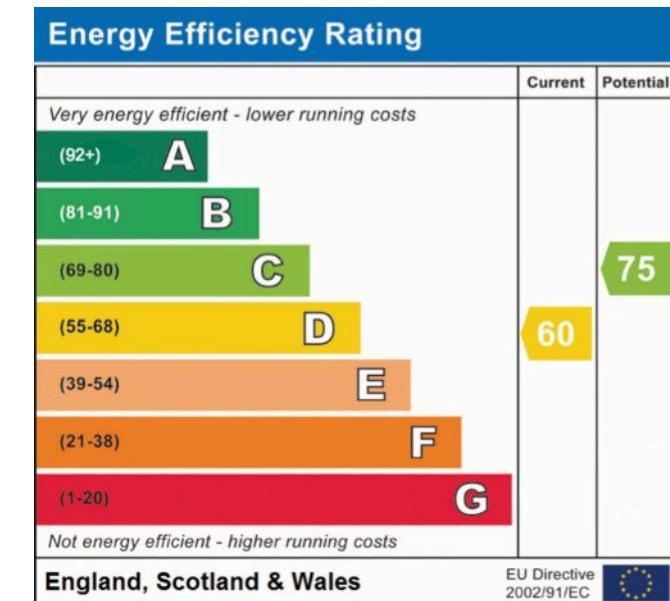
Positioned at the end of a quiet cul-de-sac in the desirable Carlton Colville area of Lowestoft, this semi-detached home is an ideal choice for first-time buyers or investors seeking a property that is ready to move into. The exterior is both practical and welcoming, with a shingled driveway providing off-road parking for three vehicles.

The porch provides a convenient spot for outdoor clothing and footwear before leading into the open-plan living and dining room. Large windows allow natural light to fill the space, creating a warm and inviting environment for everyday living and entertaining. The kitchen is fitted with wall and base units, an integrated oven, and plumbing for a washing machine, making it both practical and adaptable to your own style.

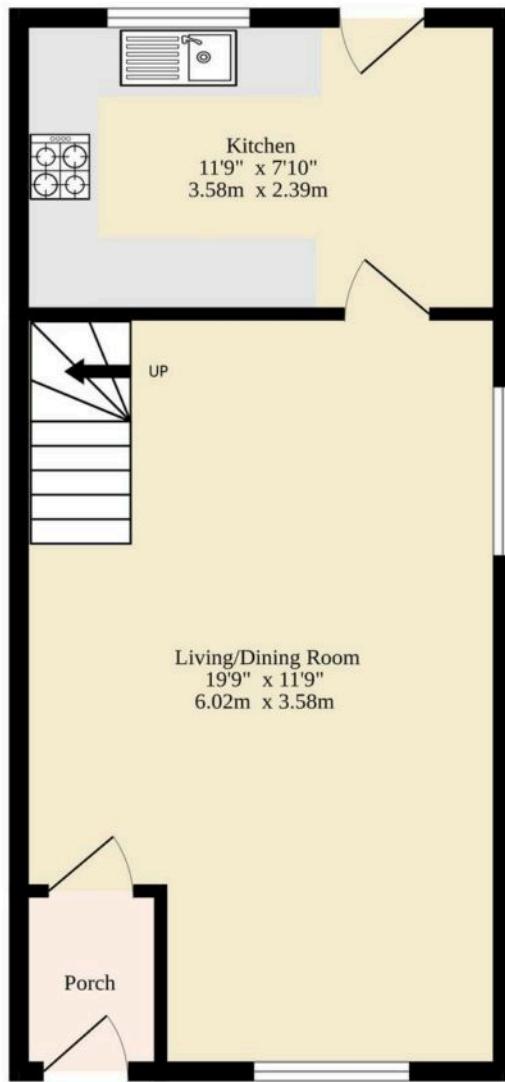
Upstairs, two double bedrooms offer comfort and privacy, while the bathroom features a classic three-piece suite, including a bathtub with shower attachment, a toilet, and a hand wash basin.

The garden continues the theme of relaxed living, with a paved patio area for seating or dining, a lawn that is easy to maintain, and a timber shed for additional storage.

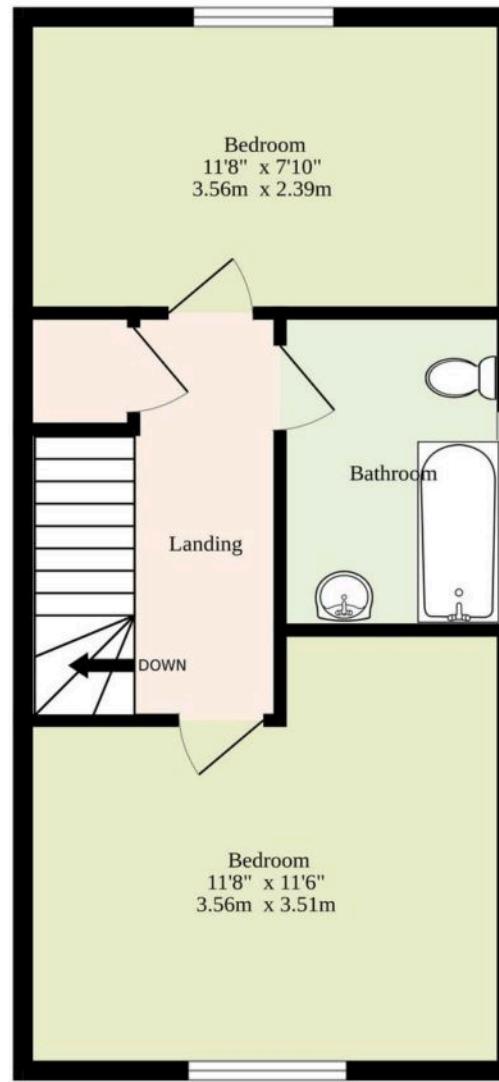
Set in a friendly and accessible part of Lowestoft, this home is well-positioned for local schools, shops, and amenities, offering a practical yet comfortable lifestyle. The interior is modern and versatile, ready to accommodate your own personal touches.



Ground Floor
346 sq.ft. (32.1 sq.m.) approx.



1st Floor
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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