



6 Chalmers Green, Carlton Colville

Lowestoft



Minors & Brady

6 Chalmers Green

Carlton Colville, Lowestoft

Set at the end of a quiet cul-de-sac in the desirable area of Carlton Colville, this detached residence enjoys open views across fields to the rear while remaining within easy reach of Carlton Marshes Nature Reserve, local shops, schools, and the waterside attractions of Oulton Broad. The home offers spacious and adaptable accommodation designed for modern family living, featuring four bedrooms, including a principal with en-suite, a welcoming entrance hall, a versatile dining room, and a generous living room with a feature fireplace and French doors opening onto the garden. The kitchen/breakfast room is fitted with cabinetry, integrated appliances and space for casual dining, while the wrap-around south-west facing gardens offer a lawn, established shrubbery, a sunlit patio, and side access to the garage. With off-road parking and a garage providing storage or workspace, this property combines practical family living with a peaceful, well-connected setting.

Agents Notes

Freehold

Connected to all mains services.



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- Detached residence proudly positioned down a quiet cul-de-sac, in the desirable area of Carlton Colville
- Overlooks fields at the rear, whilst being within easy reach of Carlton Marshes Nature Reserve, essential amenities and Oulton Broad
- Family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Kitchen/breakfast room fitted with cabinetry, an integrated oven, a dishwasher, a fridge/freezer and plumbing for a washing machine
- Spacious living room accentuated by a feature fireplace, double-aspect windows and French doors that open out to the garden, inviting relaxation and entertaining
- Flexible dining room with the option to be used as a home office, a playroom for children or an additional bedroom if required
- Four bedrooms offering comfort and privacy, one with a private en-suite and the remaining bedrooms share a family bathroom
- Generous wrap-around gardens featuring a south-west facing patio, a laid to lawn, established shrubbery and side access into the garage
- Brick-weave driveway providing off-road parking and a garage with up-and-over door, for storage or workshop use



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Tucked away at the end of a quiet cul-de-sac in the sought-after neighbourhood of Carlton Colville, this detached residence enjoys a setting that feels both peaceful and connected. With open fields stretching beyond the rear boundary, mornings begin with wide skies and birdsong, while the nearby Carlton Marshes Nature Reserve offers miles of walking routes and an ever-changing natural backdrop. Essential amenities are close at hand, and the waterside charm of Oulton Broad is just a short drive away, making this a location that balances countryside calm with everyday convenience.

The house itself has been thoughtfully arranged to offer spacious and flexible accommodation, designed to evolve with modern family life. A welcoming entrance hall sets the tone, bright, airy and practical, complete with a convenient WC for guests. From here, the ground floor unfolds with an easy flow that lends itself equally well to busy weekday routines and relaxed weekends at home.

At the heart of the property, the kitchen/breakfast room is fitted with cabinetry and integrated appliances including an oven, dishwasher and fridge/freezer, alongside plumbing for a washing machine. There is ample space for informal dining, creating a natural hub for morning coffee, homework at the table or supper with friends.



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The living room is generously proportioned and filled with light from its double-aspect windows. A feature fireplace provides a focal point, while French doors open directly onto the garden, extending the living space outdoors during the warmer months. Whether hosting gatherings or enjoying a quiet evening in, this is a room that adapts with ease.

A separate dining room offers welcome versatility, equally suited to formal dinners, a home office, a playroom or even an additional bedroom if required. The layout ensures that each space can be tailored to individual preferences and changing needs over time.

Upstairs, four bedrooms provide comfort and privacy. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom. Each room offers a pleasant outlook, with the rear-facing bedrooms enjoying views towards the open fields beyond.

Outside, the wrap-around gardens are a particular feature. A south-west facing patio captures the afternoon and evening sun, ideal for al fresco dining or simply unwinding at the end of the day. The lawn is bordered by established shrubbery, creating a sense of enclosure without compromising the openness of the setting. Side access leads to the garage, while a brick-weave driveway provides off-road parking and access to the garage with its up-and-over door, offering useful storage or potential workshop space.

This is a home that offers space, flexibility and a well-regarded setting, a place to settle into, with room to grow and a landscape that invites you outdoors.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
562 sq.ft. (52.2 sq.m.) approx.



1st Floor
598 sq.ft. (55.6 sq.m.) approx.



Garage
147 sq.ft. (13.7 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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