



32 Fortress Road, Carlton Colville
Lowestoft

Minors & Brady

32 Fortress Road

Carlton Colville, Lowestoft

Set on a quiet residential road in the desirable Carlton Colville, this detached home offers a bright and welcoming interior designed for modern family life. The open-plan living and dining area, complemented by a bay-fronted window and a light-filled conservatory, provides a perfect space for relaxing or entertaining. With three comfortable bedrooms, a modern kitchen, a family bathroom, and a ground-floor WC, the home is practical as well as stylish. Outside, a large private garden with a patio, lawn, timber shed, and summerhouse offers space to unwind, dine, or work from home, while a brick-weave driveway provides off-road parking for multiple vehicles.

Agents Notes

Freehold

Connected to all mains services.

Aircon system installed.



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32 Fortress Road

Carlton Colville, Lowestoft

- Detached residence positioned down a quiet residential road in the desirable area of Carlton Colville
- Family home with a spacious, well-presented interior that can easily adapt to your own preferences and style
- Open-plan living/dining room with a bay-fronted window that draws in the natural light, inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space, offering panoramic views of the garden
- Kitchen fitted with modern cabinetry, a range-style oven and areas for your appliances
- Three bedrooms offering comfort and privacy, one with built-in wardrobes
- Family bathroom comprising of a contemporary three-piece suite and a ground-floor WC for convenience
- A large, private garden featuring a patio for seating arrangements, a laid to lawn, a timber storage shed and a large summerhouse, suitable for storage or for someone that works from home
- A brick-weave driveway providing off-road parking for multiple vehicles
- Close to a wide range of essential amenities, including shops, schools for all ages and transport links



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Carlton Colville, Lowestoft

Location

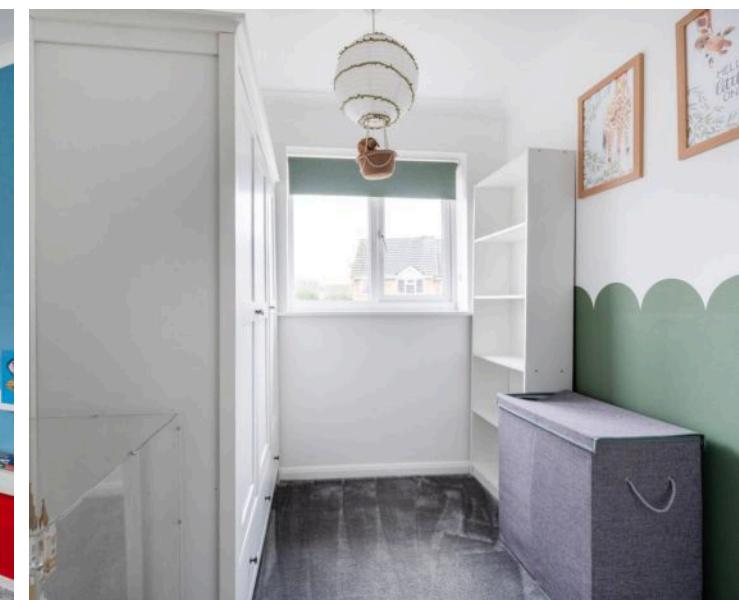
Fortress Road is located in Carlton Colville, a residential suburb just southwest of Lowestoft town centre. The area combines quiet, tree-lined streets with convenient access to shops, schools, and transport links, making it practical for families and professionals. Local amenities include small convenience stores and independent shops along nearby roads, while a short drive takes you to Pakefield Retail Park, which hosts larger retailers including supermarkets, home goods stores, and everyday essentials.

For families, Carlton Colville Primary School is within walking distance, providing local schooling for younger children. Older children can attend Pakefield High School, just a few minutes away, while other nearby options include Grove Primary and Elm Tree Primary School. Transport connections are straightforward: several local bus routes run through Carlton Colville, linking the area to Lowestoft town centre, the seafront at Pakefield, and surrounding towns. For rail travel, Oulton Broad North and Oulton Broad South stations are a short drive away, providing connections toward Ipswich and Norwich.

The area is well suited for those who enjoy a balance of convenience and outdoor living. Residents can easily access nearby parks and nature reserves, including Carlton & Oulton Marshes, providing walking trails and green spaces, while the coast at Pakefield and Lowestoft is just a few minutes' drive for recreational opportunities. The combination of amenities, schools, and transport links makes Fortress Road a practical and comfortable location for everyday life.



Set on a quiet residential road in the desirable Carlton Colville, this detached home offers a bright and welcoming



32 Fortress Road

Carlton Colville, Lowestoft

Positioned down a quiet residential road in the desirable area of Carlton Colville, this detached residence offers a spacious and well-presented family home, ready to suit your personal style.

A welcoming entrance hall leads into a generous open-plan living and dining area. A bay-fronted window fills the space with natural light, creating a relaxed environment for both everyday living and entertaining. The adjoining conservatory extends the reception space and provides panoramic views of the garden, connecting indoor and outdoor living.

The kitchen features modern cabinetry, a range-style oven, and areas for your appliances, combining practical design with contemporary style.

Upstairs, three bedrooms provide comfort and privacy, including one with built-in wardrobes. A family bathroom with a contemporary three-piece suite, fitted only three years ago, along with a ground-floor WC, adds convenience for the whole household.

Outside, the property offers a large, private garden with a patio for seating, a well-maintained lawn, a timber storage shed, and a substantial summerhouse, ideal for storage or a home workspace. A large brick-weave driveway provides off-road parking for multiple vehicles.

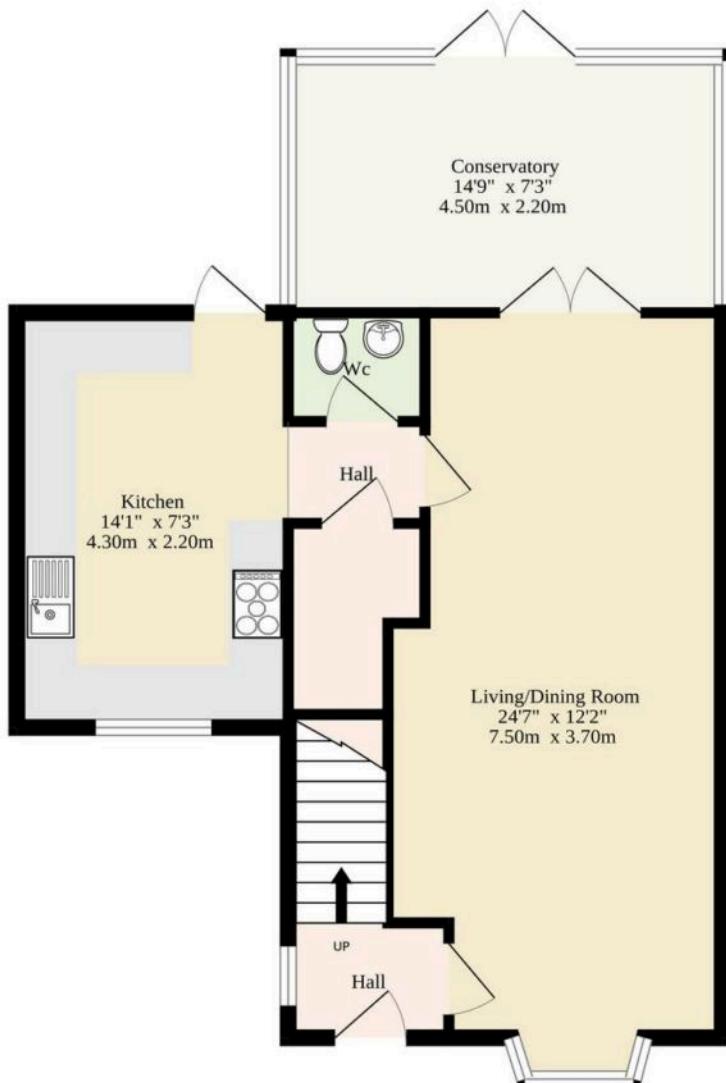
This home provides generous living space in a peaceful location, creating a versatile and comfortable setting for family life.

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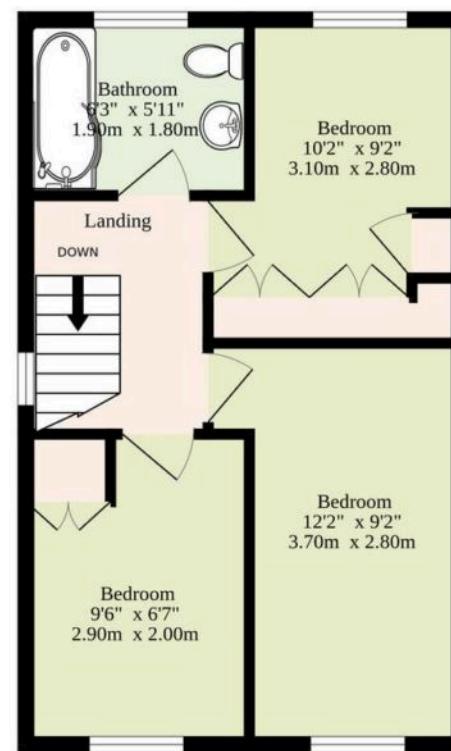


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
507 sq.ft. (47.1 sq.m.) approx.



1st Floor
304 sq.ft. (28.2 sq.m.) approx.



Sqft Does Not Include Hallways And Storage.

TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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