



20 Fortress Road, Carlton Colville

Lowestoft



Minors & Brady

20 Fortress Road

Carlton Colville, Lowestoft

Set on a larger than average corner plot within a quiet cul-de-sac in the sought-after seaside suburb of Carlton Colville, this well presented three bedroom semi detached home offers generous and versatile living space ideal for family life. The property features an open plan lounge and dining area with a gas fireplace leading through to a bright conservatory with an insulated roof overlooking the garden, alongside a practical kitchen and ground floor WC. Upstairs, three bedrooms sit off the landing together with a family bathroom. Outside, a wrap-around style rear garden provides lawn and patio areas, while a large block paved driveway offers off-road parking for three cars. A new boiler installed in 2024 adds further practicality, and the property also offers excellent potential for those looking to renovate and personalise over time.

Location

Fortress Road is positioned in a well-connected part of Lowestoft, offering convenient access to everyday amenities and coastal attractions. The area is close to local shops, supermarkets, schools, and healthcare services, while Lowestoft town centre provides a wider range of retail, dining, and leisure facilities. The nearby coastline and sandy beaches are within easy reach, offering opportunities for walking and outdoor activities. Transport links are also strong, with regular bus services running through the area and Lowestoft railway station providing connections to Norwich and surrounding towns, making the location practical for both commuting and day-to-day living. Parks, green spaces, and community facilities nearby also provide additional options for recreation and leisure.





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Stepping inside, a small entrance porch leads directly into a convenient ground-floor WC fitted with a wash basin, tiled walls and a window allowing natural light and ventilation.

The home then opens into a spacious lounge and dining area that forms the main living space. A front-facing window draws in natural light, while carpeted flooring and a gas fireplace create a comfortable setting for everyday living. Generous proportions allow room for both seating and dining furniture, with stairs rising to the first floor and sliding doors at the rear connecting to the conservatory.

Positioned at the back of the house, the conservatory provides additional reception space overlooking the garden and benefits from an insulated roof, allowing the space to be used comfortably throughout the year. Glazed on three sides with a door opening onto the patio, this bright room enjoys garden views and excellent natural light. Tiled flooring adds practicality, making it well-suited to seating, dining or play space.

The kitchen sits just off the main living area and follows a practical galley style layout with fitted base and wall cabinetry, work surfaces and tiled splashbacks. A long window above the sink brings in daylight, while a door at the far end provides direct access outside.

Upstairs, a landing leads to three bedrooms. The principal bedroom comfortably accommodates a double bed and benefits from a wide window overlooking surrounding rooftops.



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The remaining bedrooms provide flexible accommodation suitable for children, guests or a home office, each receiving good natural light.

A family bathroom completes this floor and includes a bath, wash basin and WC, with tiled walls and a window providing ventilation and daylight.

Outside, the property enjoys a larger-than-average corner plot position within a quiet cul-de-sac, creating a sense of space around the home. The enclosed rear garden is mainly laid to lawn and bordered by timber fencing, creating a clearly defined outdoor space. A paved patio sits directly outside the conservatory, ideal for seating and outdoor dining, while the lawn extends towards the rear, providing room for recreation and play equipment.

At the front, a large block paved driveway provides off-road parking for up to three cars and leads up to the entrance. The house is set back from the road with a traditional brick exterior, leaded windows and a small covered porch forming an attractive approach. The property further benefits from a new boiler installed in 2024, adding peace of mind for future owners.

Agents notes

Sold freehold, connected to main services water, electricity, gas and drainage.

Gas Central Heating

Council Tax Band- B

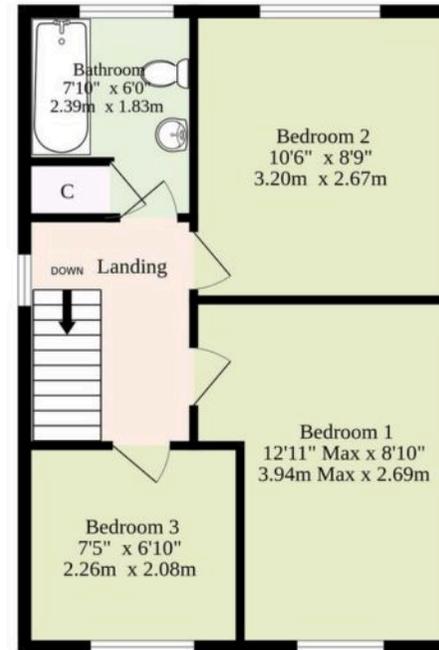


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Ground Floor
551 sq.ft. (51.2 sq.m.) approx.



1st Floor
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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