



294 Beccles Road, Carlton Colville

Lowestoft



Minors & Brady

## 294 Beccles Road

Carlton Colville, Lowestoft

Bright, spacious, and full of character, this mid-terrace home in Carlton Colville overlooks sweeping country fields and offers versatile living designed for modern life. The ground floor features a formal dining room with a traditional fireplace, ideal as a dining space, home office, or cosy snug, alongside a living room with a wood burner that makes entertaining and relaxation effortless. A stylish navy kitchen with integrated appliances sits at the heart of the home, complemented by a convenient ground-floor shower room. Upstairs, two double bedrooms provide comfort and privacy, while the family bathroom features a four-piece suite, including a separate bathtub and shower cubicle. Outside, the extensive private garden includes multiple patio areas, a maintained lawn, a timber shed, and a detached outbuilding with French doors, currently a summer garden bar, with potential as a studio, home office, or gym. A paved driveway offers off-road parking, completing a home that is ready to enjoy from day one.

### Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Electric radiators.



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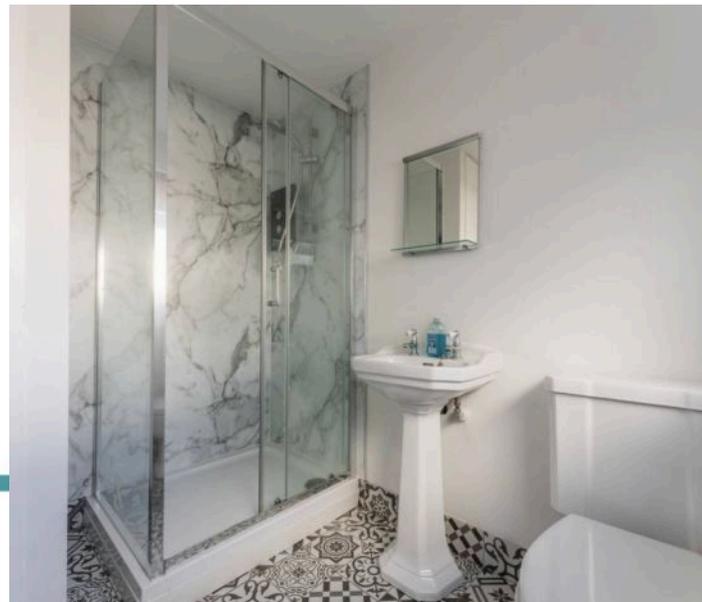


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# 294 Beccles Road

Carlton Colville, Lowestoft

- Mid-terrace residence overlooking sweeping country fields in the sought-after area of Carlton Colville, Lowestoft
- Turn-key condition, making it suitable for first-time buyers or investors looking for a bright, spacious and flexible interior
- Modern kitchen equipped with stylish Navy cabinetry, an integrated oven, dishwasher and areas for your own appliances
- Comfortable living room accentuated by a wood burner, inviting relaxation and entertaining
- Formal dining room with a traditional feature fireplace, with the versatility to be home office or a cosy snug
- Contemporary ground-floor shower room for convenience and ease
- Two double bedrooms offering comfort and privacy, along with a large family bathroom comprising of a four-piece suite, including a separate bathtub and shower cubicle
- Extensive, private garden featuring a several patio areas for seating arrangements, a timber storage shed and a maintained lawn
- Detached outbuilding positioned at the end of the garden, currently used as a garden bar for summer entertaining, with the option to be a studio for home working or a home gym
- A paved driveway providing off-road parking



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# 294 Beccles Road

Carlton Colville, Lowestoft

## Carlton Colville

Beccles Road in Carlton Colville, on the southwestern edge of Lowestoft, is a well-connected residential route forming part of the A146 corridor towards Beccles. The area offers a practical mix of local shops and services: a Co-op serves everyday grocery needs, alongside independent convenience stores, takeaways, and cafes. The Tesco petrol station on Beccles Road provides fuel and essential shopping, while additional small retailers are scattered, giving residents easy access to daily necessities.

Education is close at hand, with Grove Primary School and Carlton Colville Primary School within walking distance, and secondary options such as Pakefield High School and East Point Academy a short drive away.

Transport links are straightforward: multiple bus routes run along Beccles Road, connecting residents with Lowestoft town centre, surrounding villages, and regional destinations. Rail connections are accessible at Oulton Broad South and Oulton Broad North, providing routes to Norwich, Ipswich, and other parts of East Anglia.

Outdoor and leisure opportunities are plentiful. Carlton Marshes, part of the Suffolk Wildlife Trust, offer extensive walking trails and wildlife-rich marshland. The Broads are also within easy reach for boating and riverside exploration. Nicholas Everitt Park (Everitts Park) in Oulton Broad is a short drive away, providing open lawns, play areas, gardens, and waterside views, popular with families and visitors year-round.



## 294 Beccles Road

Carlton Colville, Lowestoft

This attractive mid-terrace home in the highly sought-after Carlton Colville area offers a bright, spacious, and flexible interior, making it an ideal choice for first-time buyers or investors.

A welcoming entrance hall leads into the formal dining room, featuring a traditional fireplace and versatile layout. This space can function as a dining area, a home office, or a cosy snug, allowing you to tailor it to your lifestyle. The living room is a comfortable space, accentuated by a wood burner, creating a warm and inviting atmosphere for relaxing evenings or entertaining guests.

The modern kitchen is both functional and stylish, with navy cabinetry, integrated oven and dishwasher, and dedicated areas for additional appliances. The contemporary ground-floor shower room adds practicality, ideal for busy mornings or accommodating visitors.

Upstairs, two double bedrooms provide comfort and privacy, ready for your own personalisation. Located off the rear bedroom is a large bathroom featuring a four-piece suite, including a separate bathtub and shower cubicle.



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The exterior space is just as impressive, with an extensive private garden offering several patio areas for seating and dining, a maintained lawn, and a timber storage shed. At the far end, a detached outbuilding with two sets of French doors currently functions as a summer garden bar, providing the perfect backdrop for entertaining. It also offers flexible potential as a home office, creative studio, or gym, depending on your needs.

At the front is a paved driveway providing practical off-road parking for multiple vehicles.

Overlooking sweeping country fields, this property offers a lifestyle that blends indoor comfort with outdoor enjoyment. With versatile spaces, stylish interiors, and an inviting garden, it provides everything needed for modern living, entertaining, and making the home your own.



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

Ground Floor  
442 sq.ft. (41.1 sq.m.) approx.

1st Floor  
405 sq.ft. (37.6 sq.m.) approx.

Outbuilding  
128 sq.ft. (11.9 sq.m.) approx.



Sqft Includes The Garden Bar.

TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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