



22 Abbeydale, Carlton Colville

Lowestoft



Minors & Brady

22 Abbeydale

Carlton Colville, Lowestoft

A bright and well-presented three-bedroom terrace in the sought-after Carlton Colville, offering practical and comfortable living across approximately 713 sqft. The property features a welcoming entrance with a convenient cloakroom, an open-plan living and dining area filled with natural light, and a fitted kitchen with integrated appliances. Upstairs, the principal bedroom benefits from an en-suite shower room, accompanied by two further bedrooms and a family bathroom. Outside, a private, low-maintenance garden provides a paved patio and space for planting, while one allocated off-road parking space adds convenience. Ideal for first-time buyers, families, or investors, this home combines a practical layout with a desirable location close to local amenities, schools, and transport links.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



22 Abbeydale

Carlton Colville, Lowestoft

- Well-presented three-bedroom terrace positioned in the desirable area of Carlton Colville, Lowestoft
- Approximately 713 sqft of flexible and practical living space across two floors, ready for you to make your own
- Bright open-plan living and dining area with large windows providing natural light
- Fitted kitchen with integrated oven, dishwasher, fridge/freezer, and plumbing for a washing machine
- Principal bedroom with private en-suite shower room offering added privacy
- Two further bedrooms suitable for family, home office, or guest use
- Family bathroom with a three-piece suite, including bath, hand basin, and WC
- Private, low-maintenance garden featuring a paved patio for seating and a shingled area
- One allocated off-road parking space for convenience
- Close to local shops, schools, parks, and with good transport links to Lowestoft and surrounding towns



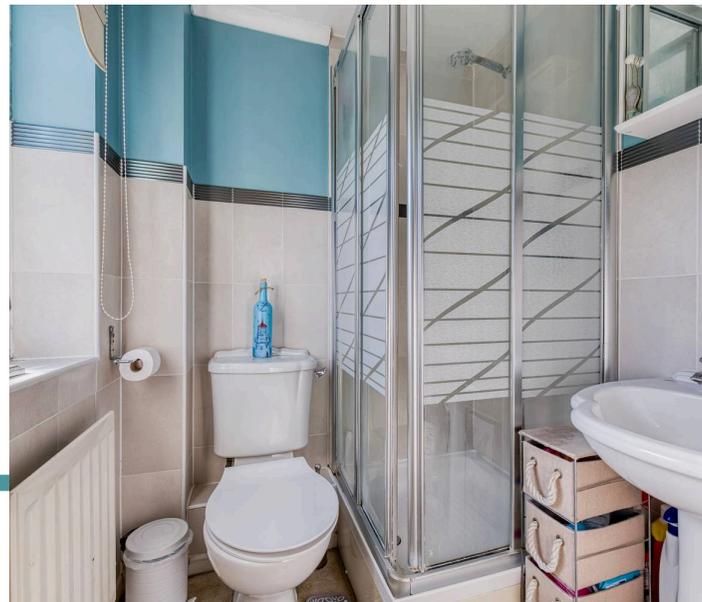
22 Abbeydale

Carlton Colville, Lowestoft

Carlton Colville

Abbeydale is a quiet residential area in Carlton Colville, on the outskirts of Lowestoft in Suffolk. The street offers a sense of space and calm while still being connected to the town. Local amenities are convenient: residents have access to a Co-op Food, a pharmacy, and a small cluster of independent shops and cafes within Carlton Colville, while larger supermarkets, high-street stores, and leisure facilities are a short drive away in Pakefield, Lowestoft or Oulton Broad.

For families, schooling is within easy reach. Grove Primary School and Carlton Colville Primary School serve younger children, while secondary schools including Pakefield High School and Lowestoft Academy are accessible by a short bus ride or drive. Transport links support both local travel and commuting further afield. Regular bus routes connect Carlton Colville to Lowestoft town centre, the seafront, and surrounding villages. The nearest railway stations, Oulton Broad South and Lowestoft, provide connections to Ipswich, Norwich, and beyond.



M&B

22 Abbeydale

Carlton Colville, Lowestoft

This well-presented three-bedroom terrace home offers practical and comfortable living, suitable for first-time buyers, families, or investors. Set in a sought-after area of Carlton Colville, the property extends to approximately 713 sqft and provides a welcoming interior alongside a private, low-maintenance garden.

The property is entered through a welcoming hallway, which leads to a practical cloakroom/WC. The open-plan living and dining area is bright and airy, offering space for everyday living and entertaining. Large windows allow natural light to fill the room, creating a pleasant and inviting atmosphere throughout.

The kitchen/dining room is fitted with units and includes an integrated oven, dishwasher, and fridge/freezer, with plumbing for a washing machine. The dining area features sliding doors that open directly onto the garden, providing a natural extension of the living space and convenient access for outdoor seating.

Upstairs, three bedrooms provide comfortable and private accommodation. The principal bedroom includes an en-suite shower room, while the remaining two bedrooms share a family bathroom with a standard three-piece suite. Each room offers flexible use for sleeping, study, or storage.

The property benefits from a private, low-maintenance garden. A paved patio offers space for seating, while a shingled area can accommodate potted plants or small garden projects. The garden is practical and easy to care for, providing an outdoor area suitable for relaxation or entertaining.

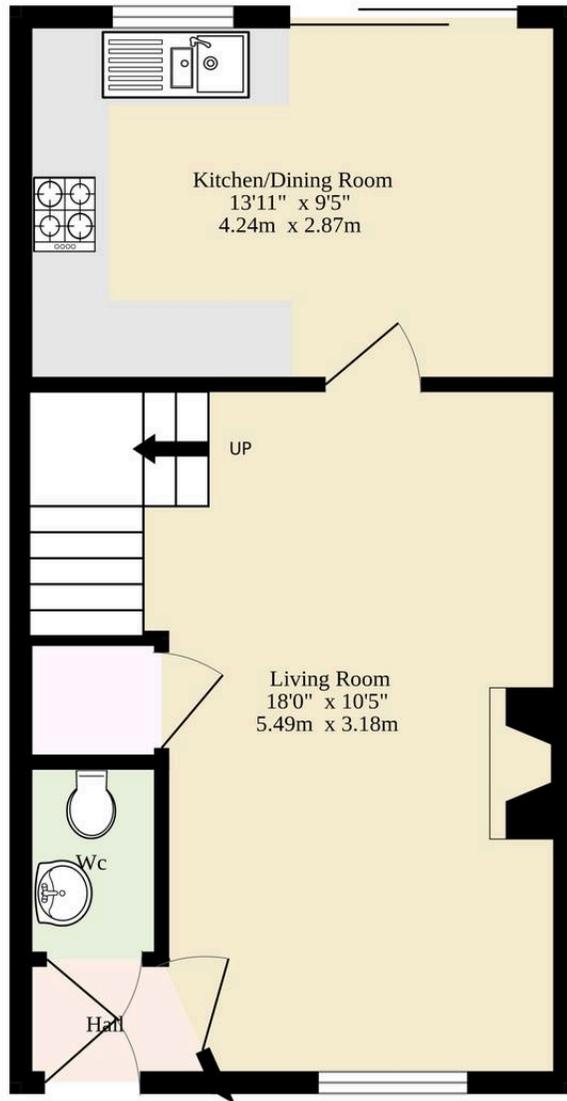
One allocated off-road parking space is included, enhancing convenience for residents. Additional practical features include gas central heating and double glazing throughout, ensuring comfort and efficiency.



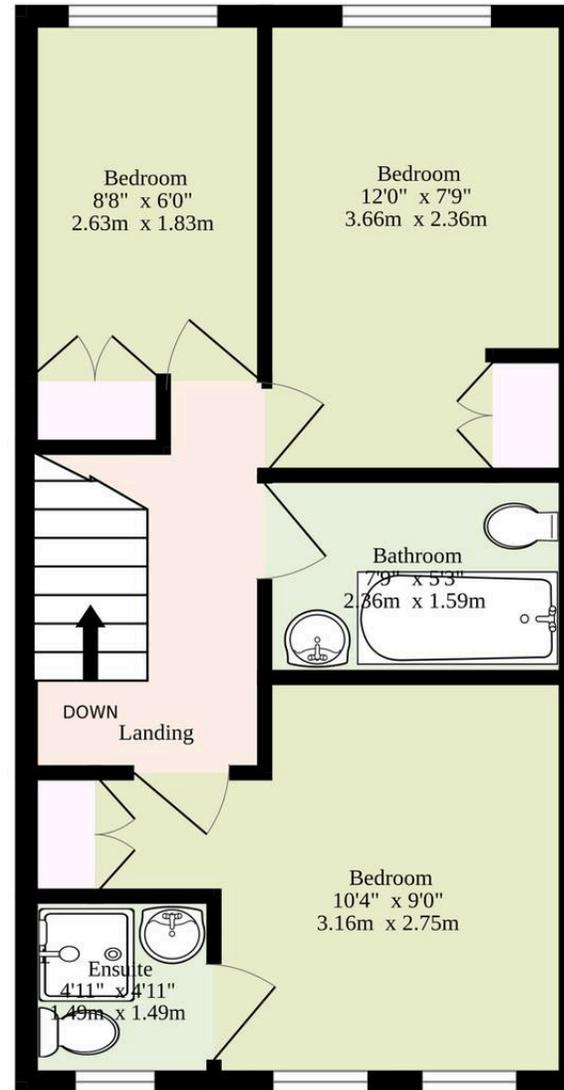
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
351 sq.ft. (32.6 sq.m.) approx.



1st Floor
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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