



46 Staplehurst Close, Carlton Colville

Lowestoft



Minors & Brady

46 Staplehurst Close

Carlton Colville, Lowestoft

This one-bedroom semi-detached home in Carlton Colville is an ideal step onto the property ladder or a smart addition to any investment portfolio. Beautifully finished throughout, it offers a seamless blend of modern design and character touches, ready for immediate occupation. The open-plan living space is bright and inviting, enhanced by French doors that lead out to a private, low-maintenance garden. A well-equipped kitchen provides both practicality and a clean, contemporary feel. Upstairs, a generous double bedroom and sleek bathroom complete the home with comfort and simplicity in mind. Further benefits include off-road parking as shown on the property plan, adding everyday convenience. With added potential in the loft (subject to planning), this is a home that not only delivers now, but offers room to grow.

- Ideal for first-time buyers
- Beautifully presented throughout
- One-bedroom semi-detached home
- Open-plan living and dining area
- Stylish and well-equipped kitchen
- Modern three-piece bathroom suite
- Low-maintenance enclosed rear garden
- Off-road parking as shown on the property plan
- Loft space with potential for conversion (STPP)
- Convenient location close to local amenities and transport links





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46 Staplehurst Close

Carlton Colville, Lowestoft

The Location

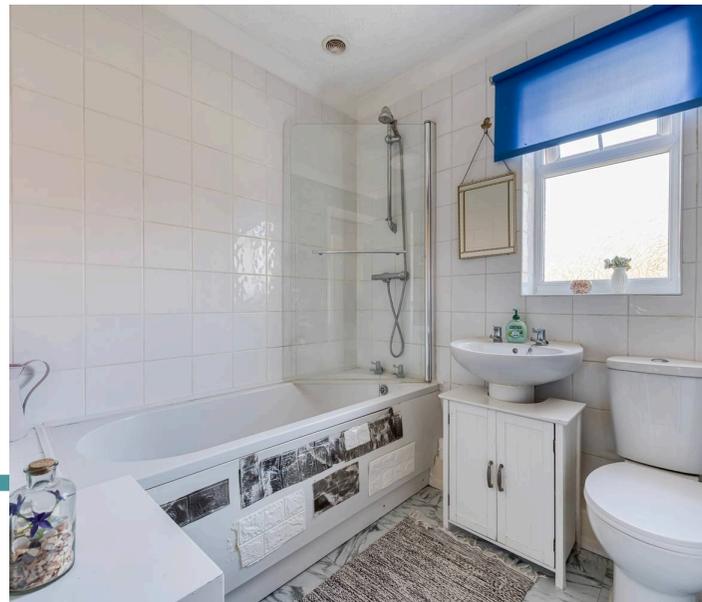
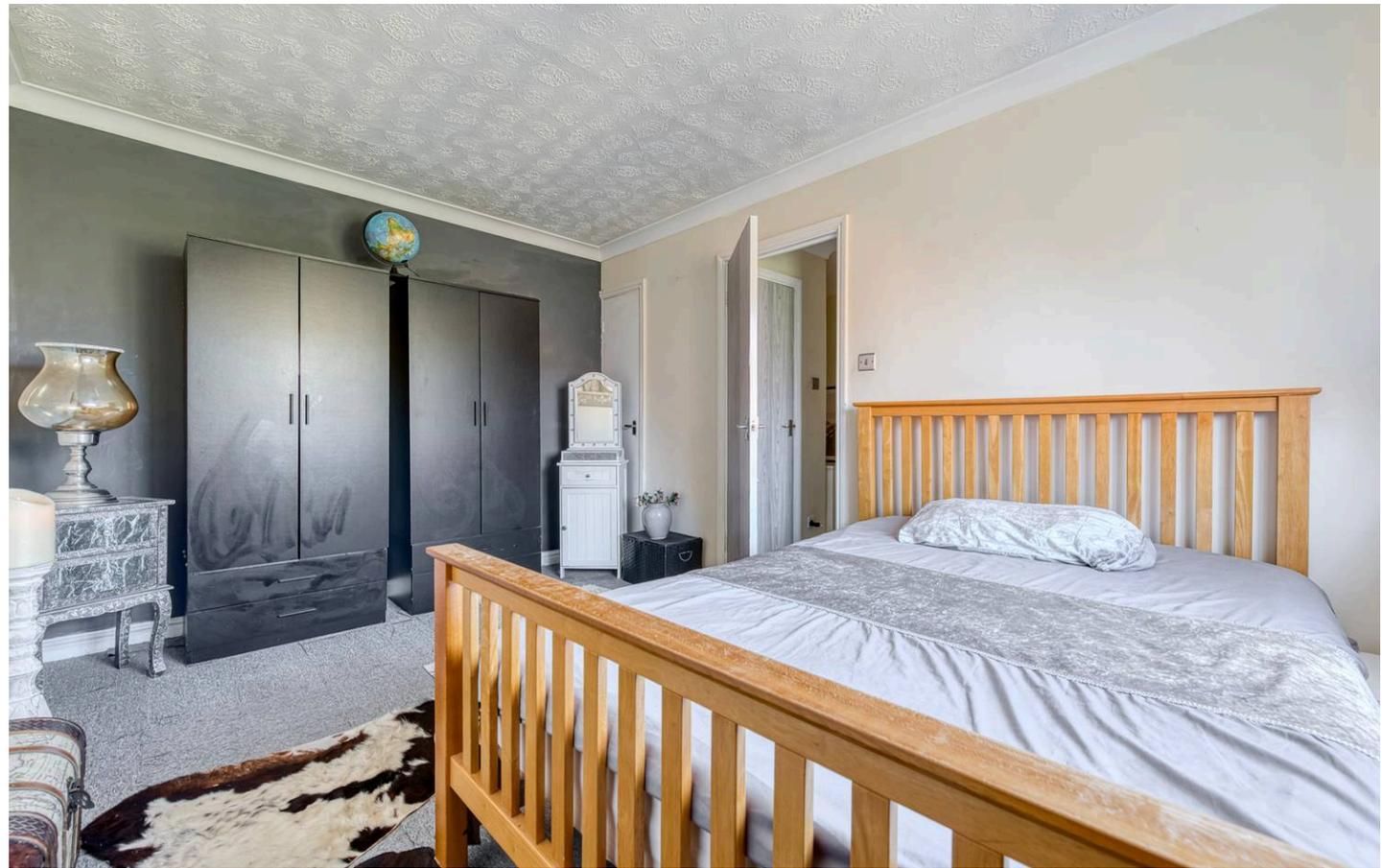
Staplehurst Close is a peaceful residential area located in Carlton Colville, a suburb just south of Lowestoft. The neighbourhood offers a convenient lifestyle, with a variety of everyday amenities available within easy reach, including local shops, services, and takeaway options that make daily living straightforward.

For more extensive shopping and leisure, nearby retail areas provide access to a wider range of well-known stores, supermarkets, and places to eat, ensuring residents have plenty of choice without needing to travel far.

The area is particularly appealing for families, benefitting from a selection of well-regarded primary and secondary schools in the surrounding community. Green spaces and recreational facilities are also close by, offering opportunities for outdoor activities and a relaxed pace of life.

Carlton Colville enjoys good transport connections, with regular bus services linking the area to Lowestoft town centre and surrounding districts. Rail links from nearby stations provide routes to larger towns and cities, supporting both commuting and leisure travel.

Overall, Staplehurst Close offers a well-balanced setting that combines the calm of suburban living with convenient access to local amenities, education, and the wider attractions of the Suffolk coast, including nearby waterways and beaches.



Stalpehurst Close, Carlton Colville

This beautifully presented one-bedroom semi-detached home in the sought-after suburb of Carlton Colville offers an excellent opportunity for first-time buyers or investors alike. Finished to a high standard throughout, the property blends modern comforts with charming character features, creating a warm and inviting living space ready to move straight into.

The ground floor centres around a bright and spacious open-plan living and dining area, designed for both relaxation and entertaining. With stylish flooring, exposed brick detailing, and French doors opening onto the garden, the space feels both contemporary and homely.

The adjoining kitchen is thoughtfully fitted with a range of units and work surfaces, alongside space for cooking appliances, making it both practical and visually appealing.

Upstairs, the property offers a well-proportioned double bedroom filled with natural light, along with a sleek three-piece bathroom suite finished in a clean, modern style.

Every room has been carefully maintained, ensuring a cohesive and attractive interior throughout.

Externally, the home benefits from a fully enclosed, low-maintenance rear garden, ideal for outdoor seating and enjoying warmer weather without the upkeep of a traditional lawn. There is also off-road parking as shown on the property plan, adding to the home's convenience.

Additional features include a useful loft space with potential for conversion (subject to planning permission) and a small section of extra land between the driveway and garden fence.

Agents Note

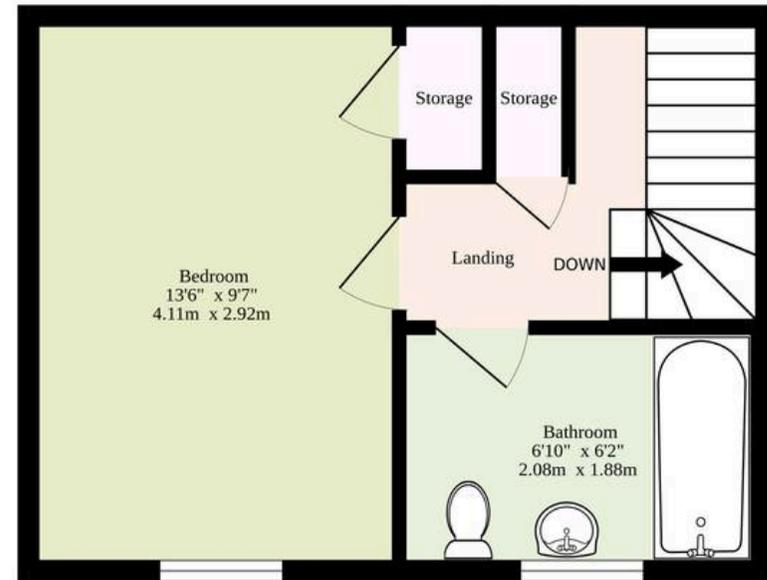
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
257 sq.ft. (23.9 sq.m.) approx.



1st Floor
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.1 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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