



22 Kittiwake Close, Carlton Colville

Lowestoft



Minors & Brady

22 Kittiwake Close

Carlton Colville, Lowestoft

Set on a quiet cul-de-sac in Carlton Colville, this detached home offers spacious and versatile living for modern family life. Recent upgrades include a full rewire, new radiators, and a garden room with a warm roof, providing a bright space that extends the main reception areas. A 22ft sitting room with a bay window and open fireplace flows seamlessly into the garden room, perfect for family meals, entertaining, or enjoying views over the private garden. The 2022 kitchen features quality cabinetry, a freestanding oven, integrated dishwasher, and dedicated space for a fridge/freezer, while four bedrooms and a family shower room with built-in storage provide comfort and flexibility. Outside, a patio, lawn, established beds, brick-weave driveway, and detached garage combine to create a practical, welcoming home in a popular residential location.



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22 Kittiwake Close

Carlton Colville, Lowestoft

- Down a quiet, residential cul-de-sac in the popular area of Carlton Colville, lies this detached residence that sits proudly on a generous-size plot
- Recent upgrades include a full rewire, new radiators and an installation of a warm roof to create a garden room
- Brand-new kitchen fitted in 2022 equipped with quality cabinetry, a freestanding oven, an integrated dishwasher and a dedicated spot for a fridge/freezer
- Spacious, 22ft sitting room accentuated by a traditional open fireplace and a bay-window, with internal double doors that open into the garden room
- A large garden room that extends the reception space, offering panoramic views of the garden, as well as offering a utility space for laundry appliances
- Four bedrooms offering comfort and privacy, with the option to have a home office, dressing room or nursery if required
- Family shower room comprising of a three-piece suite, including a vanity with plenty of built-in storage space
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn, established beds and a timber storage shed
- A brick-weave driveway providing off-road parking for multiple vehicles and gated access to the detached garage for storage use



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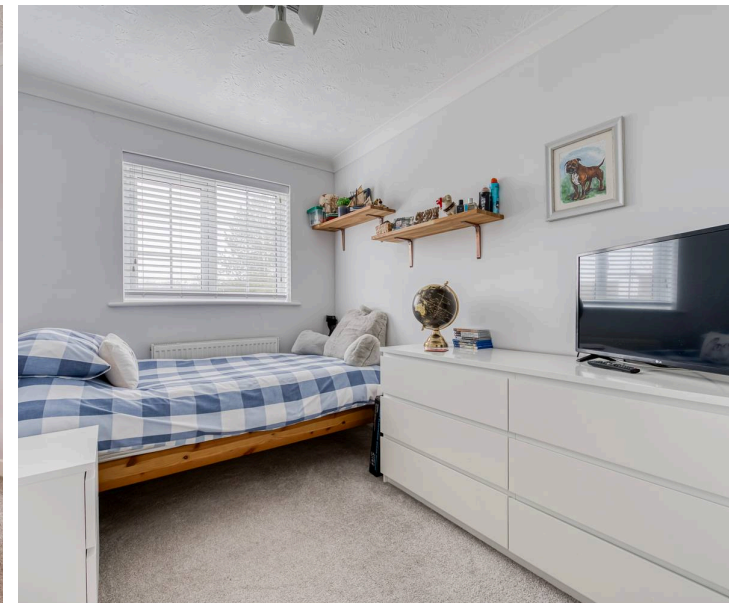
Carlton Colville, Lowestoft

Carlton Colville

Kittiwake Close is situated in the residential suburb of Carlton Colville, on the southern outskirts of Lowestoft. For everyday shopping, residents can reach the local convenience stores along Ashburnham Way, which include a post office, small grocery shops, and cafés, while the nearby Tesco petrol station provides fuel and essentials for quick trips. Larger retail needs are met at Pakefield Retail Park, a short drive away, featuring supermarkets, homeware outlets, and eateries. For leisure and scenic walks, Oulton Broad is easily accessible, offering waterways, parks, and a variety of waterside restaurants.

Families have a range of schooling options close by. Grove Primary School, Elm Tree Primary School, and Carlton Colville Primary School serve younger children, while older students can attend Pakefield High School or East Point Academy, all within a short distance from Kittiwake Close.

Transport links are convenient: local bus services connect Carlton Colville to Lowestoft town centre, Pakefield, and surrounding areas. For rail travel, Oulton Broad South and Oulton Broad North stations are nearby, providing routes toward Ipswich and Norwich. Road access is straightforward via the A146 and A12, making commuting to Beccles, Norwich, or further afield manageable.



22 Kittiwake Close

Carlton Colville, Lowestoft

Down a peaceful cul-de-sac in the sought-after Carlton Colville area, this detached home occupies a generous plot, offering both comfort and practicality for modern family life. Recent upgrades include a full rewire, new radiators, and a warm roof to the garden room, providing a bright, versatile space that enhances the home's living areas.

Step through the welcoming entrance hall and you'll find a home designed around light, space, and everyday convenience. A practical WC is located just off the hall, making busy mornings simple and efficient.

The brand-new kitchen, installed in 2022, is both functional and stylish, fitted with quality cabinetry, a freestanding oven, integrated dishwasher, and a dedicated space for a fridge and freezer. It's a space that encourages cooking, casual meals, and socialising, whether it's a weekday breakfast or an evening with friends.

The 22ft sitting room is the heart of the home, with a traditional open fireplace and bay window that fills the room with natural light. Internal double doors open into the garden room, extending the reception space with panoramic views of the garden. This flexible area is ideal for family dining, working from home, or hosting guests, offering plenty of room for a dining set-up during summer evenings or weekend gatherings. The adjoining utility space ensures practicality remains at the forefront, keeping laundry and household tasks out of the main living areas.



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Upstairs, four bedrooms provide comfort and privacy, with the option to convert a room into a home office, dressing room, or nursery to suit changing family needs. The family shower room is well appointed, with a three-piece suite and built-in storage in the vanity unit, keeping the space organised and functional.

The garden continues the theme of family-friendly living, featuring a patio for al fresco meals, a well-maintained lawn for play or relaxation, established flower and shrub beds, and a timber storage shed. The brick-weave driveway provides off-road parking for multiple vehicles, with gated access to a detached garage for additional storage or hobbies.

Agents Notes


Freehold

Connected to all mains services.

Gas central heating.

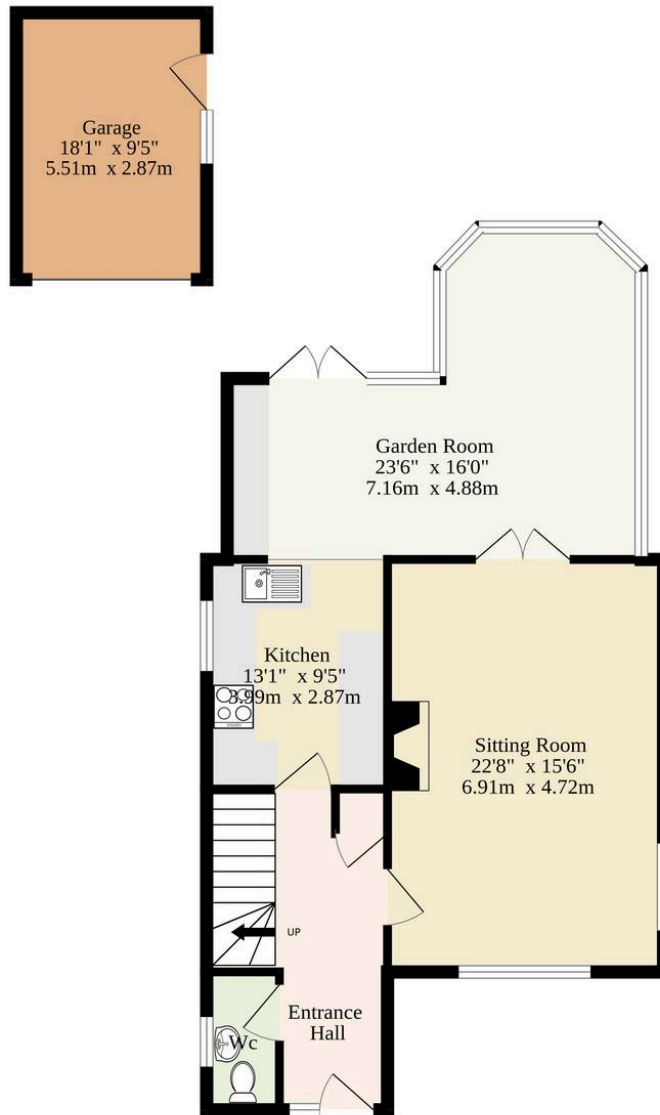
Brand-new double glazed windows and doors fitted in 2022.



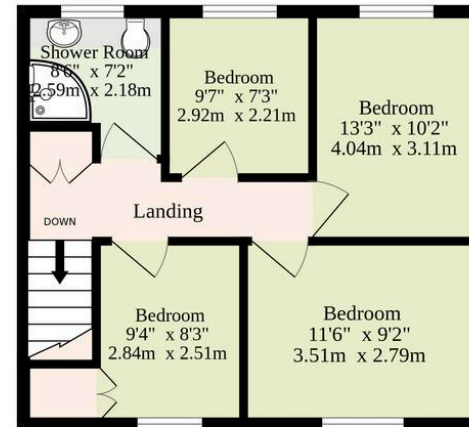
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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Ground Floor
1202 sq.ft. (111.7 sq.m.) approx.



1st Floor
514 sq.ft. (47.8 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1716 sq.ft. (159.4 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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 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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