



16 Sunbeam Close, Carlton Colville

Lowestoft



Minors & Brady

# 16 Sunbeam Close

Carlton Colville, Lowestoft

Overlooking a peaceful green and set within the welcoming community of Carlton Colville, this three-storey semi-detached home offers a lifestyle shaped by light, flexibility and easy everyday living. It's the kind of place where mornings begin with open views, rooms adapt as life changes and each floor provides its own sense of privacy and comfort. The ground level brings together a bright entrance hall, a modern kitchen and a flowing dining-to-living space that opens directly to the garden. Two adaptable bedrooms and a family bathroom sit on the first floor, ideal for guests, children or a dedicated workspace. The top-floor principal suite forms a calm retreat, complete with its own en-suite and generous storage. With a well-kept garden, driveway, garage and the added appeal of green-side views, this is a home that balances practicality with a relaxed, lifestyle-led feel.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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Carlton Colville, Lowestoft

- Three-storey semi-detached residence positioned in the sought-after area of Carlton Colville
- Suitable option for first-time buyers, families or investors, looking for a property with a well-presented interior
- Kitchen is fitted with modern units, an integrated oven and areas for your own appliances, ready to be personalised
- Dining room with internal double doors that open into the comfortable living room, creating an effortless flow for everyday living and hosting
- French doors that open out to the garden, perfect for hosting during the summer months
- First-floor hosts two bedrooms with built-in storage, along with a modern family bathroom
- The principal bedroom is located on the second-floor, complemented by a generous amount of storage and a private en-suite shower room
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and planted beds
- A driveway providing off-road parking and a garage for storage use
- Easy access to a wide range of amenities, including shops, schools, transport links and the scenic coastline



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## Carlton Colville

Sunbeam Close sits in a quiet residential pocket of Carlton Colville, offering a calm, suburban setting while keeping everyday essentials close at hand. The area has a friendly, lived-in feel, with green spaces and footpaths connecting the surrounding neighbourhoods, making it easy to get around on foot or by bike. For day-to-day shopping, residents typically use the local parade on Ashburnham Way, where you'll find convenience stores, takeaways and practical services. Larger supermarkets are only a short drive away, with a Tesco Express in Oulton Broad nearby, while Pakefield Retail Park adds options like Aldi, Morrisons, B&M, and other useful outlets for bigger weekly shops.

Families benefit from having several well-regarded schools in easy reach, including Carlton Colville Primary School, Grove Primary School, and Pakefield High School, all accessible without long commutes. Transport links are straightforward: regular bus routes run towards Lowestoft town centre, Pakefield, and Kessingland, and the A146 and A12 provide simple road connections for wider travel. The lifestyle here leans relaxed and practical, close enough to the coast for spontaneous beach walks, near nature reserves like Carlton Marshes, and well-served for everyday convenience without feeling busy or built-up.



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A three-storey semi-detached home set within the ever-popular community of Carlton Colville, this property offers a calm, contemporary setting for those seeking a well-presented residence with a lifestyle-led layout. Thoughtfully arranged across three floors, it suits first-time buyers, growing families or investors looking for a home that feels immediately welcoming yet ready to personalise.

The entrance hall sets the tone with its bright, airy feel, enhanced by useful understairs storage and a neatly placed WC. The kitchen sits to the front, fitted with modern cabinetry and an integrated oven, with dedicated spaces for your own appliances, an ideal canvas for creating a kitchen that reflects your style.

To the rear, the dining room flows effortlessly into the living room through internal double doors, creating a sociable, open feel that works beautifully for both everyday life and relaxed hosting. French doors extend the living space into the garden, encouraging indoor-outdoor living during the warmer months.



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The first floor offers two well-proportioned bedrooms, each with built-in storage, along with a modern family bathroom. The principal bedroom occupies the entire top floor, providing a peaceful retreat complete with generous storage and a private en-suite shower room.

Outside, the garden has been thoughtfully maintained, featuring a patio for seating, a lawned area and planted borders that add colour and interest throughout the seasons. A driveway provides off-road parking, complemented by a garage ideal for additional storage.

Altogether, this is a home that balances comfort, practicality and modern living, positioned in a sought-after location with a strong sense of community, an appealing opportunity for those looking to settle in Carlton Colville.

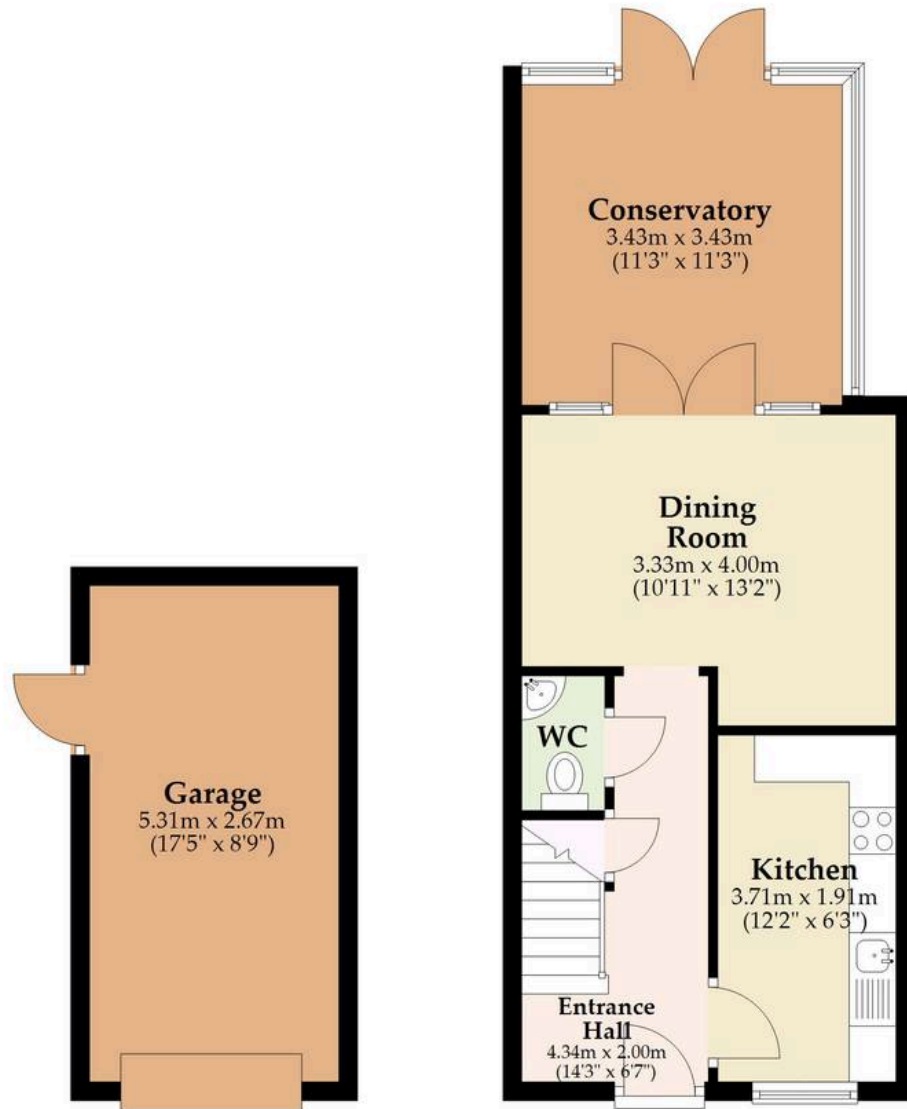


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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

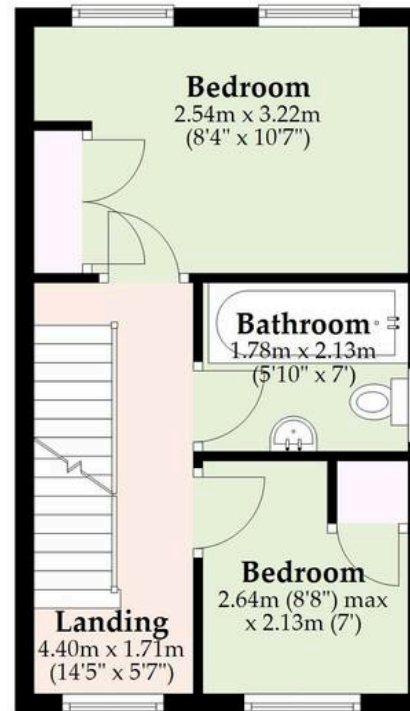
### Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



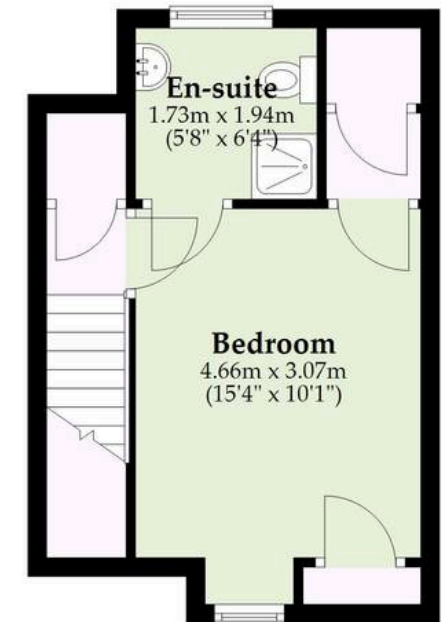
### First Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



### Second Floor

Approx. 23.6 sq. metres (254.5 sq. feet)



Total area: approx. 106.4 sq. metres (1145.4 sq. feet)

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.

Plan produced using PlanUp.

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