



44 Willowbrook Close, Carlton Colville

Lowestoft



Minors & Brady

## 44 Willowbrook Close

Carlton Colville, Lowestoft

Life here begins the moment you step through the door and feel the easy rhythm of a home designed for real living. This well-presented semi-detached residence in Carlton Colville offers a calm, everyday comfort that suits everything from slow weekend mornings to lively family evenings. With flexible spaces that adapt naturally to changing routines, a bright conservatory overlooking the garden and the added benefit of no onward chain, it's a home that invites you to settle in, make it your own and enjoy the lifestyle that comes with it.

### Agents Notes

Freehold

Connected to mains water and gas.

Combi boiler.

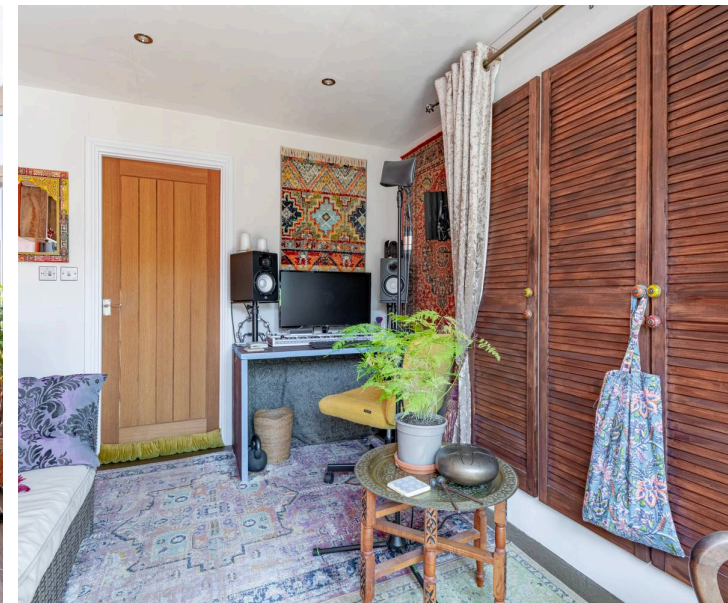


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# 44 Willowbrook Close

Carlton Colville, Lowestoft

- No onward chain
- Semi-detached residence positioned down a quiet, residential road in the desirable area of Carlton Colville
- Well-presented family home showcasing 1,135sqft of spacious and flexible accommodation that can easily adapt to your lifestyle preferences and interior style
- Kitchen fitted with units, an integrated oven, space for a tall fridge/freezer, a slimline dishwasher and plumbing for laundry appliances
- Comfortable living room accentuated by a contemporary wood burning stove, with internal double doors that open into the conservatory
- Light-filled conservatory that extends the reception space, framing views of the beautiful garden
- Garage has been partly converted to create a flexible lounge, with the opportunity to be a home office, a studio or an additional bedroom if required
- Three bedrooms with built-in wardrobes, one of which is complemented by a private en-suite shower room
- A private, well-maintained garden featuring a patio for seating, a laid to lawn, established beds and colourful planting that adds character
- A paved driveway providing off-road parking and an 'up and over' door that opens into the storage part of the garage



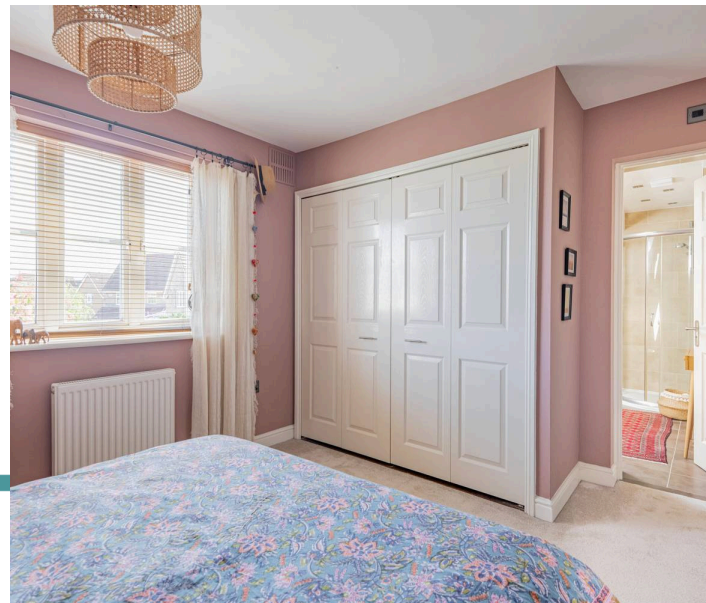
# 44 Willowbrook Close

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## Willowbrook Close

Willowbrook Close is a quiet cul-de-sac in Carlton Colville, offering a settled residential setting with straightforward access to everyday amenities. Local convenience stores, takeaways and small services are close by around The Street and Ashburnham Way, while Pakefield Retail Park provides larger shopping options, including supermarkets and national chains, only a short drive away. Families have several schooling choices nearby, including Grove Primary School, Carlton Colville Primary School, and Pakefield High School, making the area practical for different age groups.

Public transport is easy to access, with bus routes running through Carlton Colville toward Lowestoft and surrounding neighbourhoods, and rail connections available at Oulton Broad South and Oulton Broad North, offering direct links toward Norwich and Ipswich. Drivers also benefit from simple access to the A12 and A146 for wider travel. Green spaces, footpaths and the coastline are all within easy reach, giving residents a relaxed lifestyle with plenty of outdoor and leisure opportunities.



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Set along a quiet residential road in the sought-after area of Carlton Colville, this semi-detached home offers well-arranged, comfortable living with a strong sense of everyday practicality. With 1,135 sqft of adaptable accommodation, it suits a range of lifestyles, whether you're looking for a family home, space to work from home or simply a property that feels easy to settle into.

The entrance hall creates an immediate sense of welcome, with a cloakroom/WC positioned conveniently nearby. The kitchen is arranged with fitted units, an integrated oven, space for a tall fridge/freezer, a slimline dishwasher and plumbing for laundry appliances. It's a straightforward, functional space that supports both busy routines and relaxed cooking at your own pace.

The main living room is a comfortable hub of the home, enhanced by a contemporary wood-burning stove that adds warmth and character. Internal double doors lead through to the conservatory, allowing the two rooms to connect naturally when hosting or enjoying a more open layout. The conservatory draws in plenty of daylight and looks out over the garden, making it an appealing place to sit throughout the year.



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A particularly useful feature is the partial conversion of the garage, now arranged as an additional lounge. This flexible room can serve as a home office, studio, playroom or even an extra bedroom if needed. The remaining section of the garage provides valuable storage, accessed via an up-and-over door from the driveway.

Upstairs, three well-proportioned bedrooms each include built-in wardrobes, offering practical storage without compromising space. One bedroom benefits from its own private en-suite shower room, while the family bathroom features a modern three-piece suite with a clean, contemporary finish.

The rear garden is well maintained and offers a pleasant outdoor setting, with a patio for seating, a lawn and established planting that brings colour and interest through the seasons. To the front, a paved driveway provides off-road parking for multiple vehicles.

This is a home that feels ready for its next chapter, offering a straightforward move with no onward chain and a location that places local amenities, schools and green spaces within easy reach.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(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 

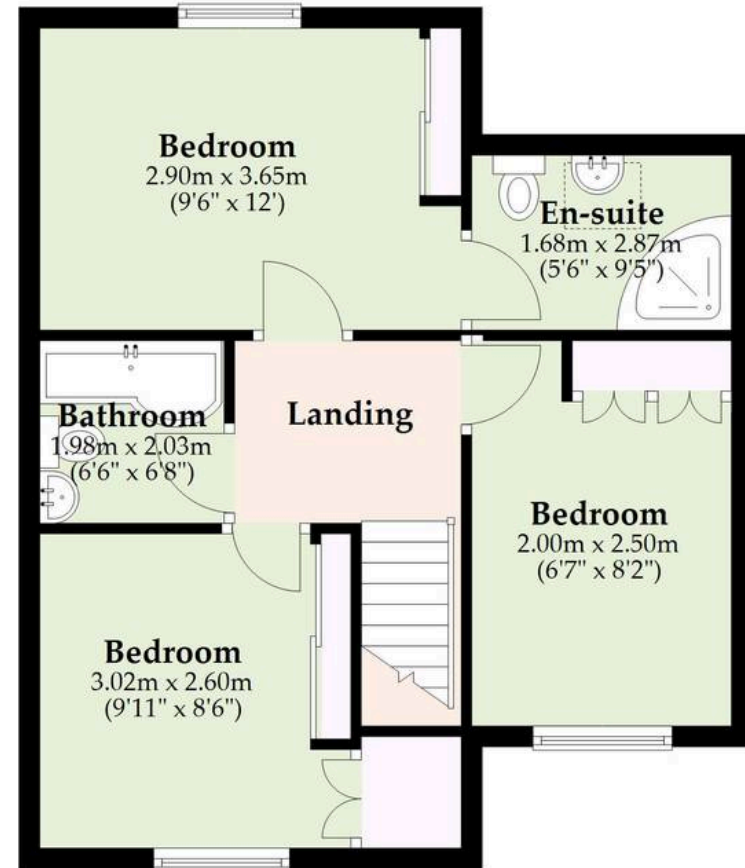
## Ground Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 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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