



13 The Gardens, Carlton Colville

Lowestoft



Minors & Brady

# 13 The Gardens

Carlton Colville, Lowestoft

Positioned on a quiet residential road in the sought-after area of Carlton Colville, this semi-detached home offers an appealing balance of space, comfort and versatility, suited to a wide range of lifestyles. From the outset, the property presents a generous frontage with ample driveway parking and a welcoming approach. Inside, the layout flows naturally, beginning with a light-filled lounge that provides an inviting setting for both relaxation and entertaining, continuing through to the open-plan kitchen and dining area that forms the heart of the home, and onward to the conservatory overlooking the garden. Upstairs, three well-proportioned bedrooms with built-in storage are served by a modern family bathroom, while outside the rear garden offers a variety of seating and entertaining areas alongside a practical entertainment space, creating a home that works well for both everyday living and social occasions.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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## 13 The Gardens

Carlton Colville, Lowestoft

- Semi-detached residence positioned down a residential road in the desirable area of Carlton Colville
- Family home showcasing spacious and flexible accommodation that can easily adapt to your own lifestyle preferences and interior style
- Spacious 21ft living room that is filled with natural light, inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space and offers views of the garden
- Three bedrooms with built-in wardrobes, along with a family bathroom comprising of a modern three-piece suite
- A private garden featuring a patio for seating, a laid to lawn, established beds and a double garage conversion that is currently used as an entertainment room
- A large, beautifully maintained front garden and a long paved driveway providing off-road parking for multiple vehicles
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic east coast



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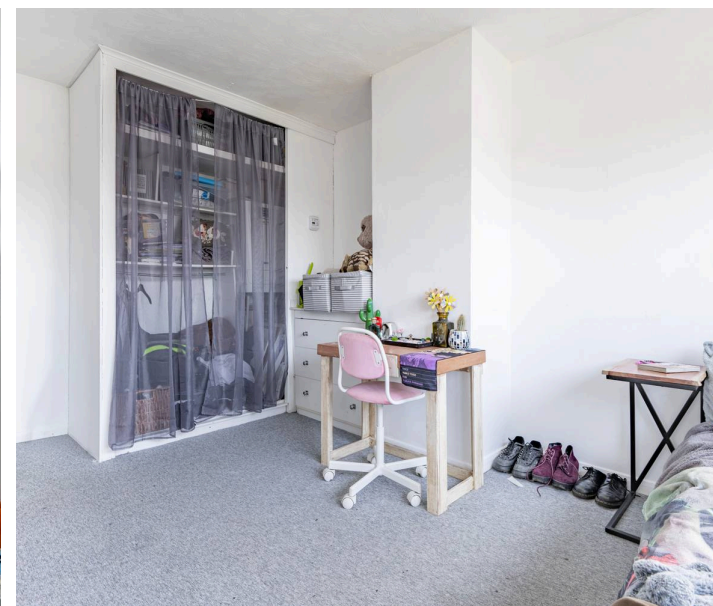
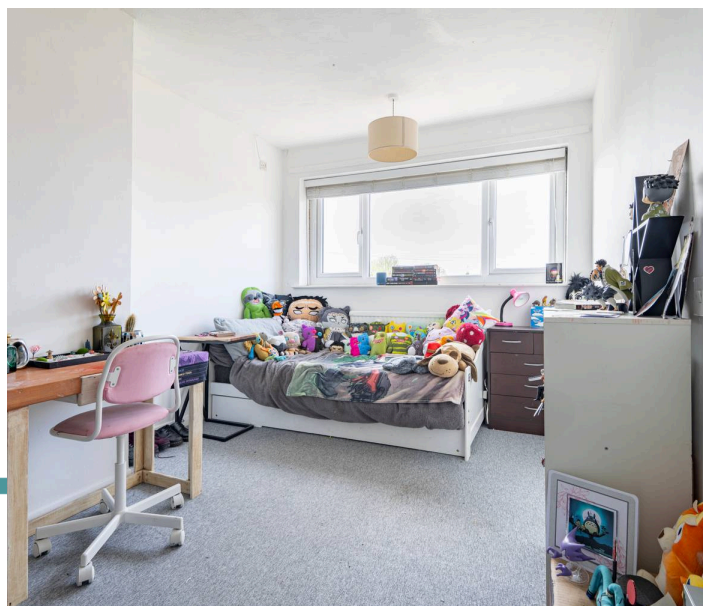
## Carlton Colville

The Gardens in Carlton Colville is a residential pocket on the southern edge of Lowestoft, in a settled suburban area that feels more low-key and residential than busy town living. It's the kind of place where the surroundings feel consistent and orderly, with a focus on everyday living rather than commercial activity or nightlife.

For day-to-day needs, Carlton Colville has a handful of local convenience shops and small services within a short distance, enough for essentials like groceries, pharmacy items, and basic errands. A short drive away, Pakefield Retail Park provides a more concentrated retail area, with larger stores, takeaway options, and general shopping units, making it a common destination for bulk errands or quick retail runs.

In terms of schooling, the closest primary provision is Carlton Colville Primary School, which serves the immediate area and is within straightforward reach. For secondary education, options are typically found in nearby Pakefield and wider Lowestoft, including schools such as Pakefield Primary School and Pakefield High School, which are accessible by a short bus journey or car commute. The area is generally considered practical for families because of the relatively close proximity of both primary and secondary education without needing long travel times.

Transport links are straightforward and functional. The A146 provides a direct route into Lowestoft town centre and connects towards Beccles, while the A12 gives broader access along the Suffolk coast and inland routes. Bus services run through Carlton Colville linking it with Lowestoft, making it possible to travel without a car, although most residents do rely on driving for convenience. For rail connections, the nearest stations are in nearby Oulton Broad, offering routes towards Norwich and Ipswich for commuting or longer-distance travel.



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A porch entrance provides a useful transition into the home, opening into a welcoming entrance hall that sets the tone for the accommodation that follows. The principal living room is notably generous in scale, filled with natural light and offering an inviting setting for both relaxation and social gatherings. Its proportions allow for a variety of furnishings and layouts, creating a space that feels equally suited to quiet evenings in or hosting family and friends.

At the heart of the home, the open-plan kitchen and dining room has been designed with both functionality and flow in mind. Fitted with modern cabinetry and quality work surfaces, it incorporates an integrated double oven, ceramic hob and dishwasher, alongside designated spaces for additional appliances. The layout lends itself well to day-to-day family life, while also providing a natural hub for informal dining and conversation.

From here, a light-filled conservatory extends the living space further, drawing in views of the rear garden and offering a calm, flexible area that can be enjoyed throughout the seasons. Whether used as an additional sitting area, reading space or simply somewhere to unwind, it connects the interior with the outdoors in a considered and effortless way. A convenient ground floor WC completes the downstairs accommodation.

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To the first floor, there are three well-proportioned bedrooms, each benefitting from built-in wardrobes that provide practical storage without compromising on floor space. The rooms are served by a family bathroom fitted with a modern three-piece suite, designed with clean lines and a neutral finish that lends itself to personal styling.

The outdoor space has been carefully arranged to offer both privacy and usability. To the rear, a paved patio area creates an immediate setting for outdoor seating and dining, extending naturally from the house and leading to a side area that offers additional storage potential. Sliding doors open into a versatile entertainment room, seamlessly linking indoor and outdoor living. This space is particularly well suited for hosting, featuring dual-aspect double-glazed windows, lighting and electrics, as well as a mechanics pit, bar area with stools, and a pool table which may be included. There is ample room for additional seating and furnishings, making it a highly adaptable extension of the main home.

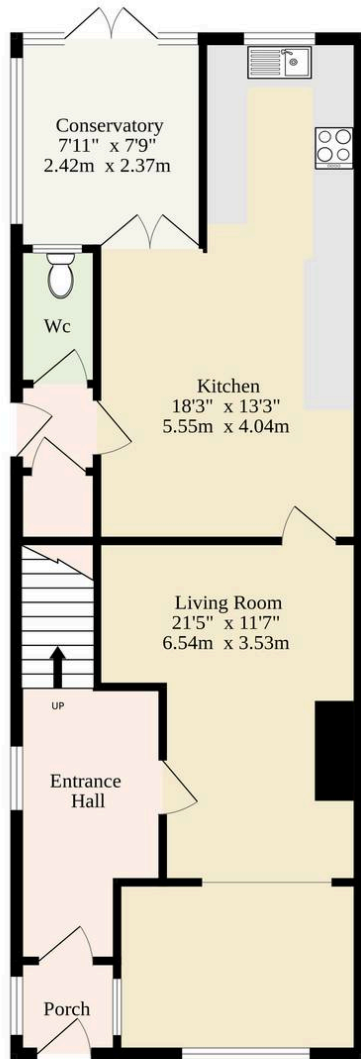
The remainder of the garden is attractively arranged, enclosed for privacy with panel fencing and separated by a charming picket fence. It includes a further patio seating area, a well-maintained lawn and mature planted borders that bring colour and structure throughout the seasons. A useful storage shed is also positioned within the garden.

To the front, the property is approached via a large, well-kept garden alongside a long paved driveway, offering off-road parking for multiple vehicles.

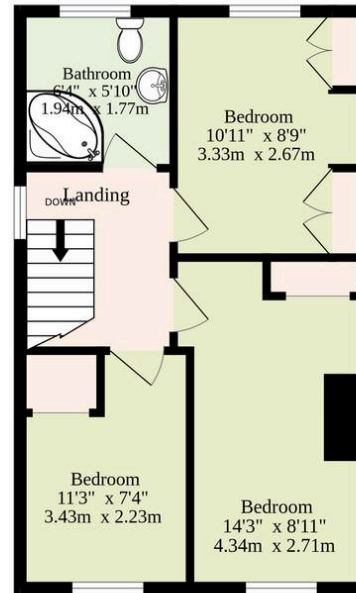


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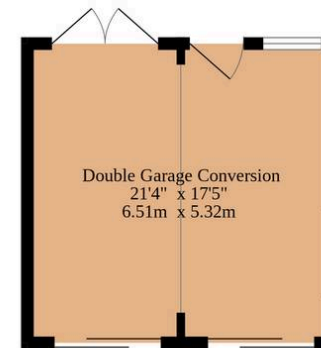
Ground Floor  
581 sq.ft. (54.0 sq.m.) approx.



1st Floor  
340 sq.ft. (31.6 sq.m.) approx.



Double Garage Conversion  
372 sq.ft. (34.6 sq.m.) approx.



Sqft Includes The Double Garage.

TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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