



15 Ullswater, Carlton Colville

Lowestoft



Minors & Brady

# 15 Ullswater

Carlton Colville, Lowestoft

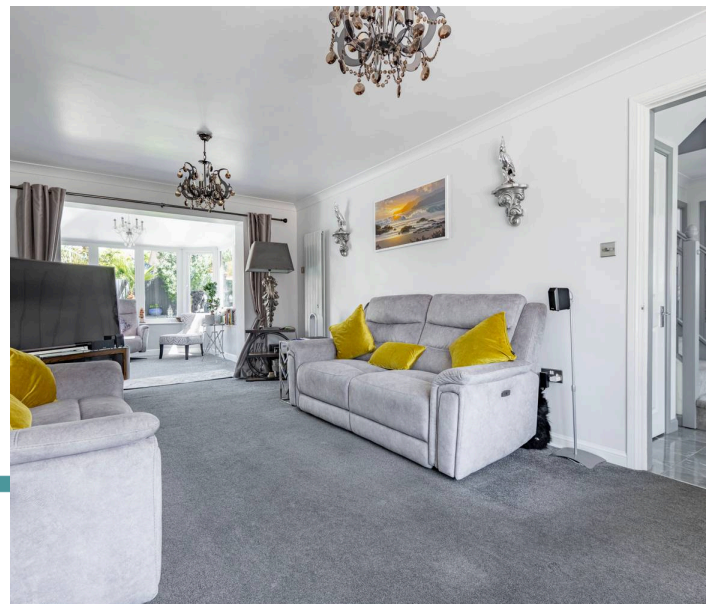
Life here begins the moment you step through the door, a home designed for easy, modern living, where every finish feels considered and every space invites you to settle in and enjoy it. This beautifully renovated four-bedroom detached property offers a calm, contemporary environment in a quiet cul-de-sac, complete with a standout open-plan kitchen, high-quality fixtures and fittings, versatile reception spaces and a low-maintenance landscaped garden with its own powered garden room. With a double garage, generous parking and excellent access to local amenities, it's a home that supports a balanced, enjoyable lifestyle from day to day.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.





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Carlton Colville, Lowestoft

- Beautifully renovated detached family home, set down a quiet cul-de-sac in the desirable area of Carlton Colville
- Brand-new gas boiler and radiators installed in 2022
- Contemporary open-plan kitchen with quartz worktops, integrated Neff appliances and walk-in larder
- 25ft living room that opens into a light-filled conservatory, framing views of the garden
- Four well-proportioned bedrooms, including a principal suite with walk-in wardrobe and ensuite
- Modern family shower room and ground-floor WC with quality fixtures and fittings
- Landscaped, low-maintenance rear garden with Italian stone paving and artificial lawn
- Purpose-built, fully powered garden room suitable for work, leisure or fitness
- Double garage with lighting, electrics and electric roller door
- Generous off-road parking via brick-weave driveway



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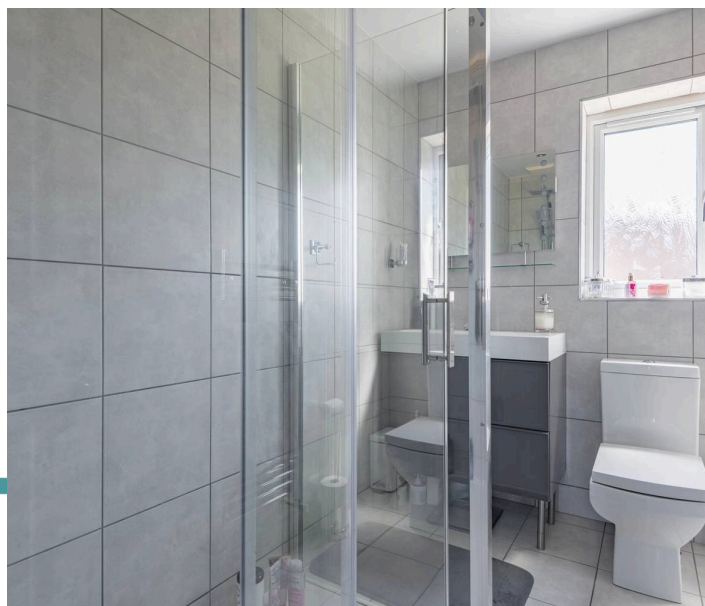
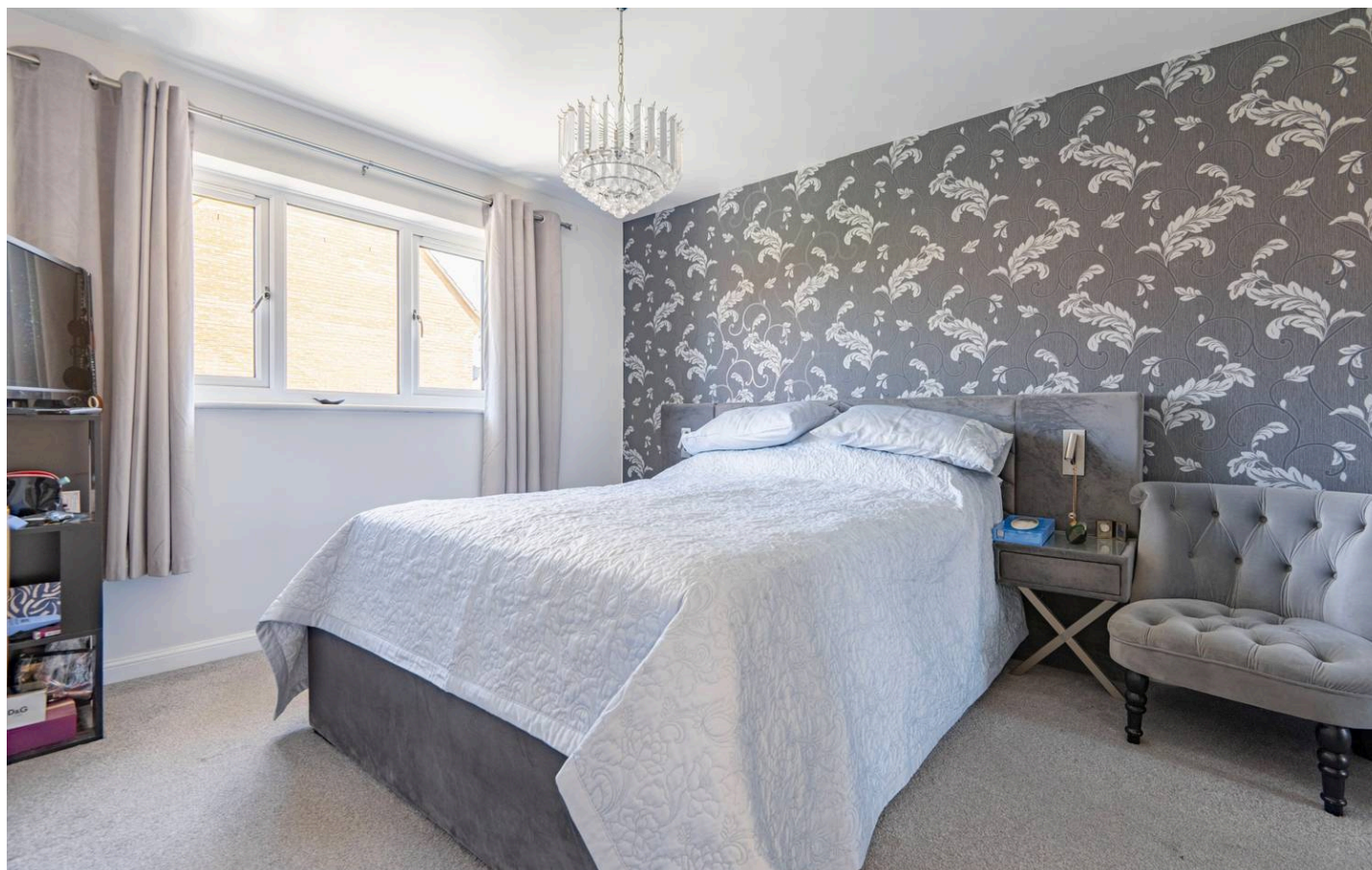
# 15 Ullswater

Carlton Colville, Lowestoft

## Carlton Colville

Ullswater sits in a calm residential corner of Carlton Colville, surrounded by established streets and easy access to everyday amenities. The setting feels settled and practical, with green spaces, footpaths, and the coastline only a short drive away. Day-to-day shopping is straightforward, with Morrisons, Aldi and Sainsbury's at Tower Retail Park, plus a Co-op within Carlton Colville for quick local trips. Pakefield Retail Park adds further convenience with additional stores and services close by.

Families benefit from nearby schools including Carlton Colville Primary School, Grove Primary School, and Pakefield High School, all within a short radius. Transport links are reliable, with regular bus routes into Lowestoft and the nearest rail connection at Oulton Broad South for services towards Norwich and Ipswich. The lifestyle here leans towards easy coastal living, close to Carlton & Oulton Marshes for walking and wildlife, the beaches at Pakefield and Lowestoft, and local attractions like the East Anglia Transport Museum, making Ullswater a comfortable base with strong everyday convenience.



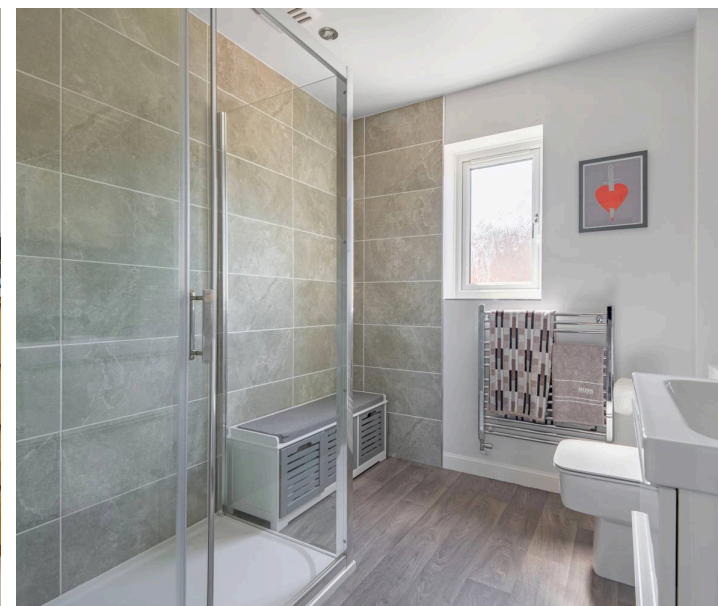
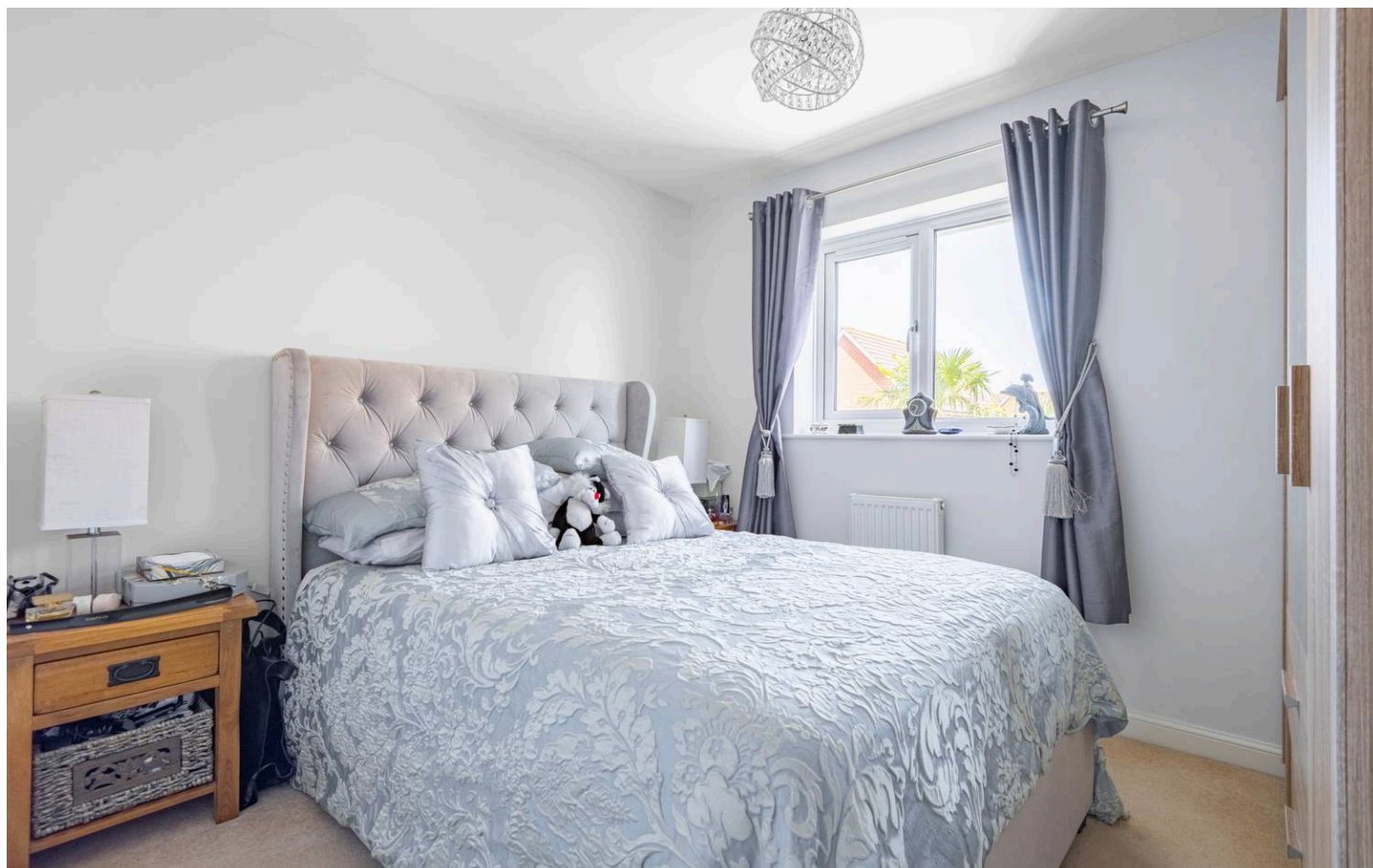
## 15 Ullswater

Carlton Colville, Lowestoft

Positioned within a peaceful cul-de-sac in Carlton Colville, this beautifully renovated detached home offers a refined, contemporary setting designed for modern family living. Every element, from the flooring to the lighting, has been carefully chosen to create a home that feels stylish, comfortable and ready to enjoy.

The approach makes an immediate impression, with a landscaped frontage finished in contemporary shingle, colourful planting and an elegant Italian-stone walkway guiding you to the entrance. Inside, the hallway introduces a series of bright, well-balanced rooms, each presented with a calm, cohesive aesthetic. The finish throughout is exceptional, with high-quality fixtures and fittings that elevate the feel of every space.

At the heart of the home is the open-plan kitchen and dining area, designed for both everyday living and relaxed entertaining. Quartz worktops, integrated Neff appliances, a walk-in larder and soft under-cabinet lighting create a sophisticated yet practical environment. French doors open directly onto the garden, allowing the space to flow naturally outdoors. A separate utility room, fitted with matching cabinetry, quartz surfaces and plumbing for appliances, keeps household tasks neatly organised.



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A 25ft living room creates a spacious, light-filled space for relaxation and entertaining, effortlessly flowing into the conservatory that frames views of the beautiful garden. A separate dining room creates a flexible space that can be utilised as a home office, a cosy snug or a playroom for younger children.

Upstairs, four generous bedrooms offer comfort and privacy for the whole household. The principal bedroom features a walk-in wardrobe and a sleek ensuite fitted with a rainfall shower, contemporary tiling and quality sanitaryware. The remaining rooms are served by a beautifully finished family shower room, echoing the same high standard of fixtures and fittings.

The rear garden has been designed for low-maintenance enjoyment, with Italian stone paving, artificial lawn and well-considered seating areas that make outdoor living effortless. A purpose-built garden room, fully powered and fitted with double glazing, offers valuable versatility, whether used as a home office, gym, bar or creative studio.

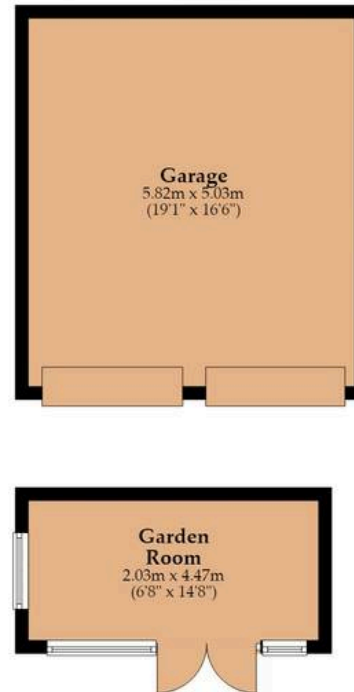
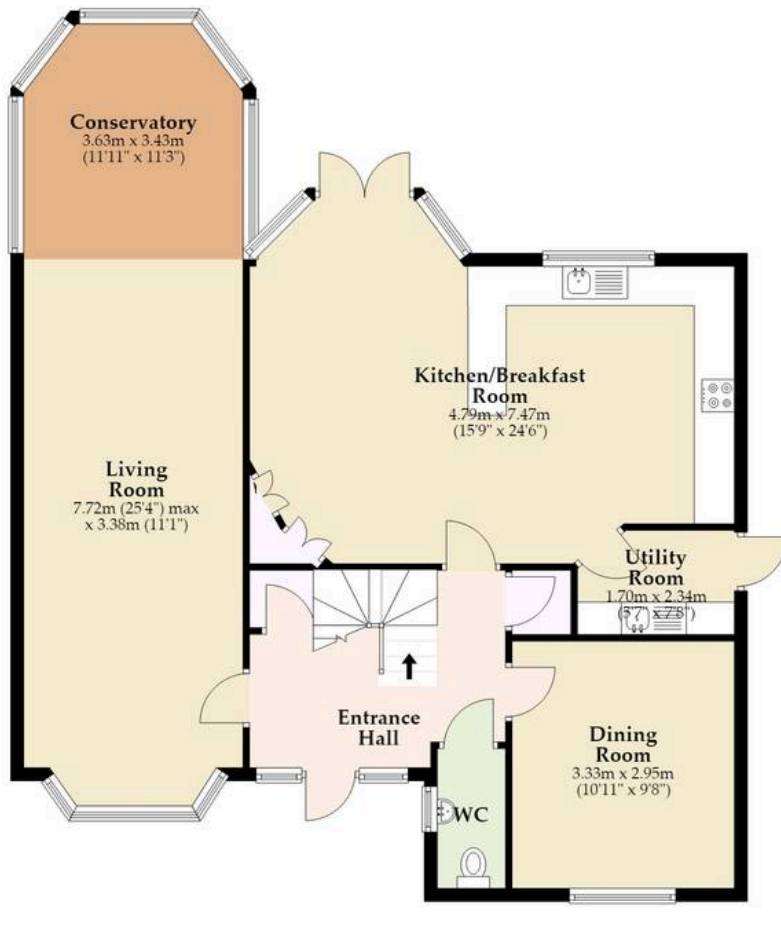
The double garage, complete with lighting and electrics, provides excellent storage or potential for future adaptation (stpp), while the driveway offers generous off-road parking.

With local amenities, green spaces and transport links all close by, this home supports a balanced, convenient lifestyle in a well-connected and family-friendly setting.

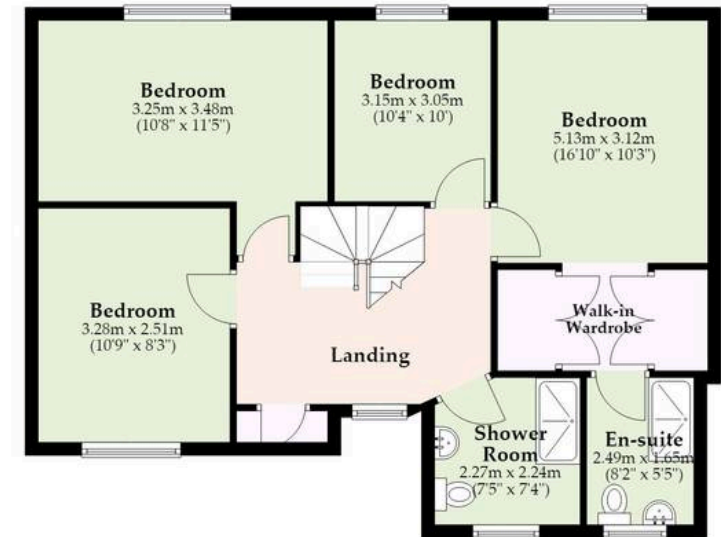


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**Ground Floor**  
Approx. 142.9 sq. metres (1538.3 sq. feet)



**First Floor**  
Approx. 72.2 sq. metres (776.9 sq. feet)



Total area: approx. 215.1 sq. metres (2315.2 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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