



27 Crowhurst Close, Carlton Colville

Lowestoft



Minors & Brady

27 Crowhurst Close

Carlton Colville, Lowestoft

Situated within a quiet cul-de-sac in the popular Carlton Colville area, this well-presented two-bedroom mid-terrace home offers spacious and practical accommodation, ideal for a range of buyers. The property benefits from a separate driveway and garage, along with an enclosed rear garden, creating a well-rounded home both inside and out.

Conveniently positioned close to local schools, shops and transport links, it provides an excellent balance of peaceful living and everyday accessibility.



M&B

27 Crowhurst Close

Carlton Colville, Lowestoft

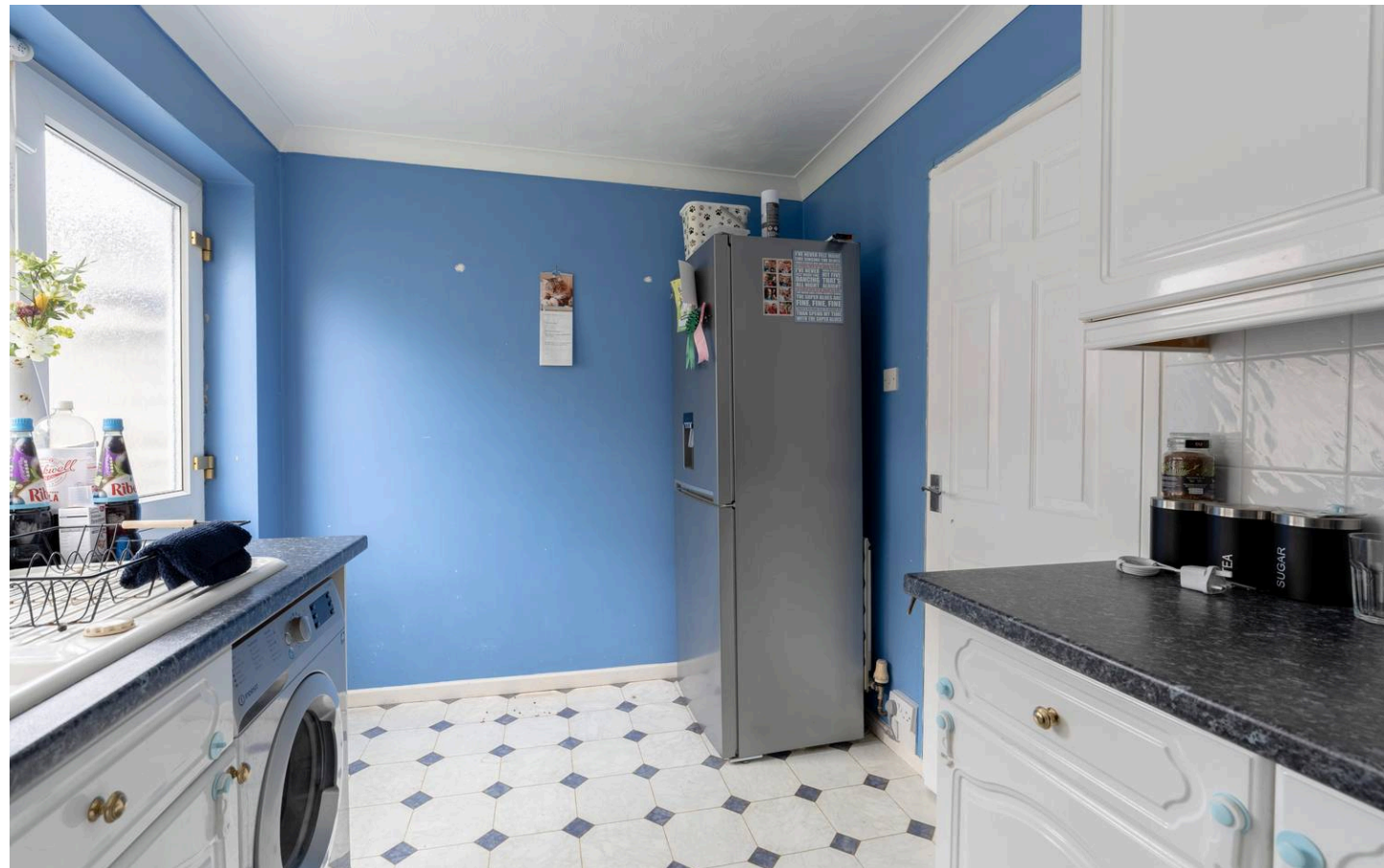
- Guide price: £180,000 - £190,000
- Well presented two bedroom mid terrace home in a sought after cul de sac setting
- Spacious open plan lounge and dining room offering versatile living space
- Modern fitted kitchen with ample storage and work surface space
- Two generous double bedrooms positioned off the first floor landing
- First floor family bathroom with practical layout
- Enclosed rear garden offering a private outdoor space
- Separate driveway and single garage providing off road parking and additional storage
- Conveniently located close to local schools, shops and transport links

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



M&B

27 Crowhurst Close

Carlton Colville, Lowestoft

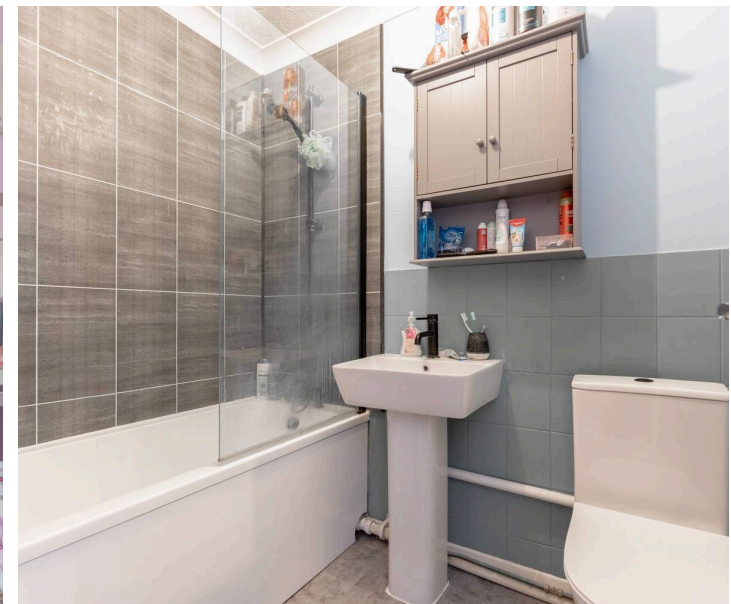
Location

Situated within a residential area of Carlton Colville, Crowhurst Close offers a convenient setting with good access to local amenities and surrounding areas. Carlton Colville provides a range of everyday facilities including shops, schools, and leisure options, while the nearby town of Lowestoft offers a broader selection of supermarkets, retail outlets, healthcare services, and coastal attractions.

The area benefits from good road links, making it easy to reach neighbouring towns and villages, as well as the wider Suffolk coastline. Oulton Broad is also close by, offering attractive waterside walks, boating activities, and further places to eat and relax, adding to the overall appeal of the location.

Crowhurst Close

You enter the property via an entrance porch which leads directly into the main living space. The open plan lounge and dining room offers a generous and versatile layout, with ample space for both relaxation and entertaining. Additionally you have access to understair storage. From here, the fitted kitchen is positioned to the rear, providing good storage and work surface space, along with access through to the garden.



M&B

27 Crowhurst Close

Carlton Colville, Lowestoft

Upstairs, the first floor landing leads to two well proportioned double bedrooms, both offering comfortable accommodation and flexibility depending on requirements. The family bathroom is also located on this level and is fitted with a practical suite to serve the household.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space for seating, gardening or general use. To the front, a driveway and separate single garage offer off road parking and additional storage, further enhancing the practicality of the home.



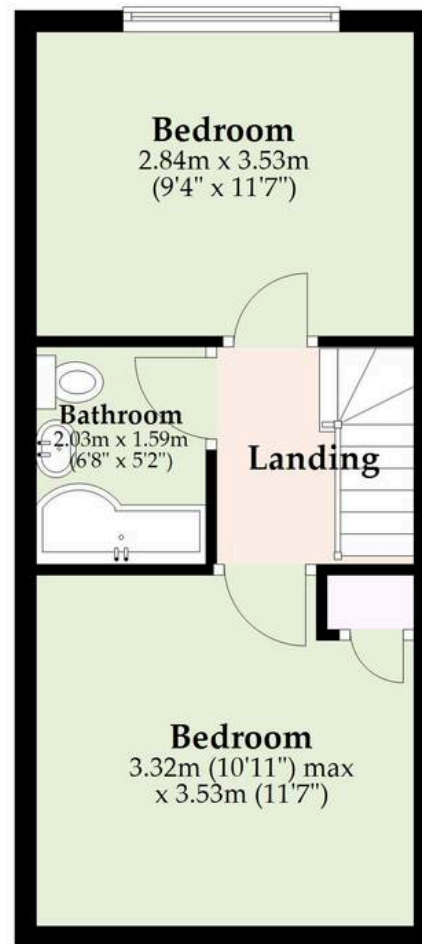
Ground Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.5 sq. feet)



Total area: approx. 61.7 sq. metres (664.5 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.

Dreaming of this home? Let's make it a *reality*.



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Ollee*
Senior Property Consultant

Minors & Brady
Your home, our market

 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

CAISTER-ON-SEA | DEREHAM | DISS | LETTINGS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk