



396 Beccles Road, Carlton Colville

Lowestoft



Minors & Brady

396 Beccles Road

Carlton Colville, Lowestoft

Set back from the road and positioned on a generous plot, this detached Carlton Colville bungalow offers space, versatility and the opportunity to shape a home around your own preferences. Its bright, flowing layout includes a garden-facing conservatory, a substantial living room, a practical kitchen/dining space with supporting utility areas, and three well-proportioned bedrooms, all arranged to suit both everyday living and future re-imagining. With a large private garden, ample parking and a layout that lends itself naturally to modernisation, it's a property with clear potential, ready for its next owners to make it their own.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



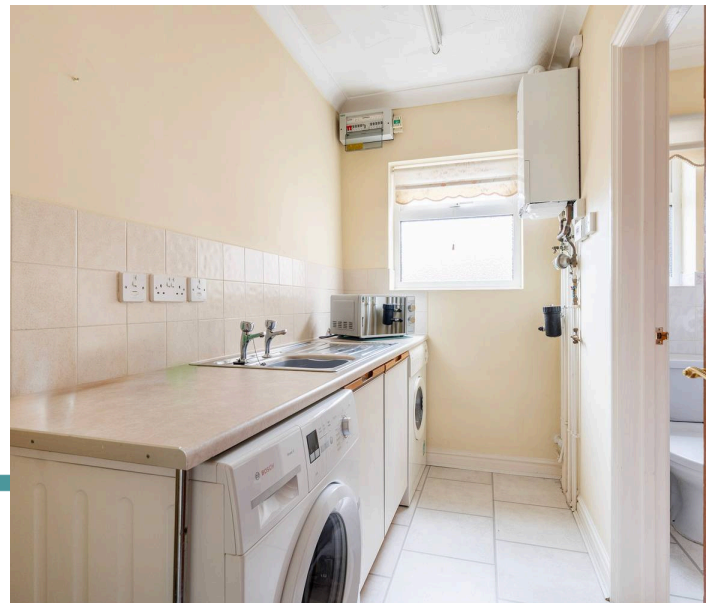


M&B

396 Beccles Road

Carlton Colville, Lowestoft

- Detached bungalow proudly positioned on a generous-size plot within the desirable area of Carlton Colville
- Offers over 1,600sqft of spacious and flexible accommodation that has the potential to be modernised and adapted to suit your own lifestyle preferences
- Set back from the road, with a brick-weave driveway providing off-road parking for up to four vehicles, leading down to a single garage
- Large, 20ft living room showcasing a feature fireplace and sliding doors that open into the light-filled conservatory, framing panoramic views of the garden
- Kitchen/dining room fitted with a range of cabinetry, an integrated double oven, a gas hob and areas for appliances, benefiting from a functional utility room and a cloakroom
- Three double bedrooms offering comfort and privacy, one of which features a large front-facing bay-window
- Family bathroom comprising of a four-piece suite, including a separate bathtub and shower cubicle
- A large, private garden with a raised patio for outdoor seating, a sweeping laid to lawn, a timber storage shed and side access into the garage
- Easy access to a wide range of amenities within the area, including essential shops, schools for all ages, transport links and Pakefield retail park



M&B

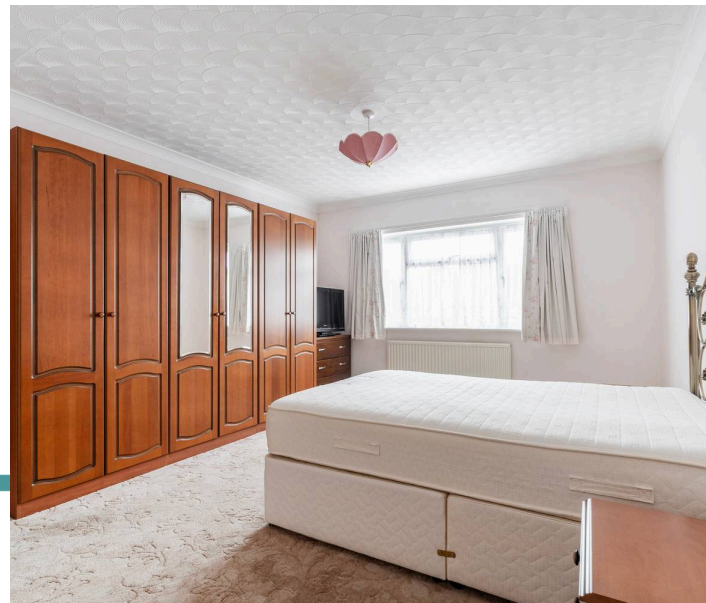
396 Beccles Road

Carlton Colville, Lowestoft

Carlton Colville

Beccles Road in Carlton Colville sits on the quieter southern edge of Lowestoft, giving you a suburban setting with quick access to both countryside and coast. Homes here back onto green pockets and residential streets, while everyday essentials are close by at Pakefield Retail Park, where you'll find shops such as Morrisons, The Range, B&M, and Aldi. Families have several nearby school options, including Carlton Colville Primary School, Grove Primary School, and Pakefield High School, all within a short drive.

Transport links are straightforward: regular bus routes run along Beccles Road toward Lowestoft town centre, and the A146 puts Beccles about 15 minutes away and Norwich roughly 40 minutes beyond that. The coastline is close enough to reach in under ten minutes, giving you easy access to Pakefield's clifftops and Lowestoft's sandy beaches. The overall lifestyle here leans relaxed and practical, good amenities, simple travel connections, and the coast always within reach.



396 Beccles Road

Carlton Colville, Lowestoft

A detached bungalow with genuine presence, this home sits confidently within a generous plot in the ever-popular setting of Carlton Colville. It offers over 1,600 sq ft of adaptable, well-proportioned accommodation, the kind of layout that naturally lends itself to modernisation, reconfiguration or gentle refinement, depending on how you prefer to live.

Set back from the road, the approach has an immediate sense of privacy, with a brick-weave driveway providing ample parking and leading to the single garage. A side entrance opens into a welcoming hallway, complete with a practical storage cupboard for everyday essentials.

The main living space is a standout feature: a substantial sitting room centred around a characterful fireplace, with sliding doors drawing in natural light and opening into the conservatory. This bright, garden-facing room creates a seamless connection to the outdoors, offering panoramic views across the lawn and making it an inviting spot for morning coffee or relaxed evenings.

The kitchen/dining room provides a sociable hub, fitted with cabinetry, an integrated double oven, gas hob and space for appliances. A separate utility room and cloakroom enhance the home's functionality, keeping the main living areas calm and uncluttered.



M&B

396 Beccles Road

Carlton Colville, Lowestoft

Three double bedrooms offer comfort and flexibility, with one enjoying a wide bay window that frames the front aspect beautifully. The family bathroom features a four-piece suite, including both a bathtub and a separate shower.

The rear garden is a true asset, large, private and thoughtfully arranged. A raised patio provides space for outdoor seating, while the sweeping lawn invites planting, play or landscaping ideas. A timber shed and side access to the garage add further convenience.

Overall, this is a home with strong foundations and clear potential, a property that can evolve with you, offering space, privacy and the opportunity to shape it to your own lifestyle.



Ground Floor

Approx. 150.3 sq. metres (1617.5 sq. feet)



Total area: approx. 150.3 sq. metres (1617.5 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