



72 Carlton Road, Lowestoft

Minors & Brady



72 Carlton Road

Lowestoft

This inviting bay-fronted family home offers a coastal lifestyle with thoughtful spaces arranged across three floors, creating a setting that feels both practical and uplifting. Standout features include its open-plan kitchen/diner with built-in appliances, two modern bathrooms with mains-fed showers and contemporary fittings, a private southwest-facing balcony that brings welcome outdoor space to the first floor, and a versatile attic room ideal for work, hobbies or occasional guests. With a courtyard for everyday convenience and a location close to shops, schools and excellent transport links, it presents a well-rounded opportunity for buyers seeking a comfortable, well-situated home by the coast.

- Bay-fronted family home arranged over three floors
- Well presented sitting room with bay window and period fireplace
- Open plan kitchen and dining area with built in oven, five ring gas hob, extractor hood and stainless steel sink
- Separate utility area providing useful space for appliances and household tasks
- Two first floor bedrooms plus a versatile attic room suitable for work, hobbies or occasional guests
- Ground-floor shower room and a first-floor family bathroom
- Private southwest facing balcony accessed from the first floor bathroom
- Rear courtyard with outdoor tap, storage space and gated access
- Close to shops, schools, everyday amenities and excellent transport links





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Location

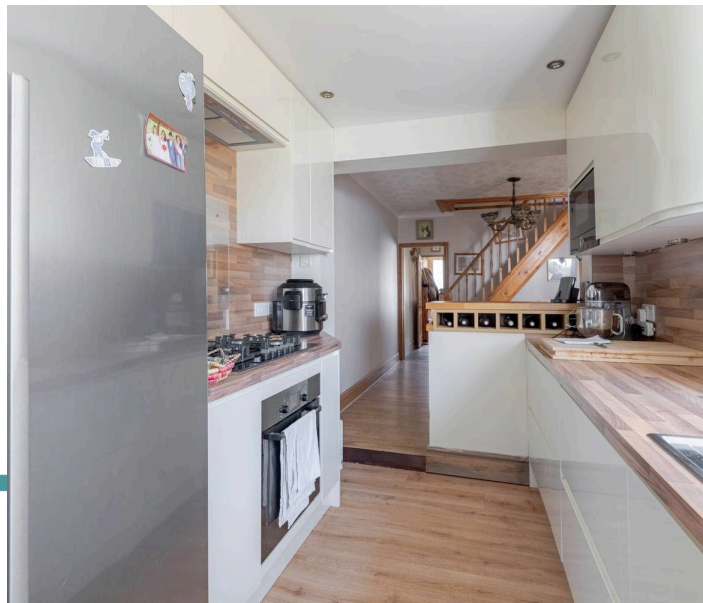
Carlton Road sits within Kirkley, one of Lowestoft's most established coastal neighbourhoods, known for its residential streets and easy access to everyday amenities. The setting places you a short walk from the seafront, where the promenade and wide sandy beach offer a straightforward spot for fresh air and local leisure.

Daily essentials are close at hand, with Asda and Co-op the nearest supermarkets, and Pakefield Retail Park providing additional convenience for larger stores and practical shopping.

Families benefit from nearby schooling, including Kirkley Nursery & Primary School, Pakefield High School, and St Nicholas Priory CE VA Primary School, all within a comfortable reach.

Transport links are reliable, with regular bus routes running through Kirkley towards the town centre and beyond, while Lowestoft station sits just over ten minutes away, connecting you to Norwich and regional destinations.

Altogether, it's a location that supports an easy, everyday lifestyle close to the coast, with everything you need within a straightforward radius.



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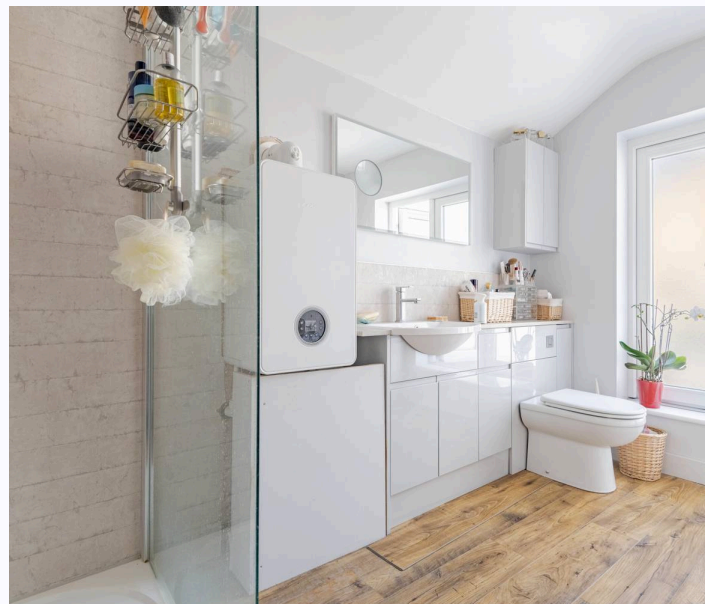
72 Carlton Road

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A bay-fronted home arranged over three floors, this property offers a welcoming blend of character and modern comfort, with well-considered spaces that suit everyday family living. Its traditional frontage sets a confident first impression, while inside, period features sit alongside contemporary updates, creating a home that feels both established and ready for modern life.

The sitting room at the front enjoys a bay window and a period fireplace, offering a warm focal point and a relaxed setting for quieter moments. Beyond this, the open-plan kitchen and dining area forms the heart of the home. Fitted with a built-in oven, five-ring gas hob, extractor hood, stainless-steel sink with mixer tap, and practical work surfaces, it provides a sociable space for cooking and gathering. There is room for a large fridge-freezer, and the adjoining utility area keeps household appliances neatly out of sight.

A ground-floor shower room adds welcome flexibility, fitted with a walk-in mains-fed shower, glass doors, pedestal basin with mixer tap, heated towel rail and WC. Its modern finish makes it ideal for busy mornings or visiting guests.



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The first floor offers two comfortable bedrooms, each with good natural light. The main bathroom on this level is a standout feature, finished with a panelled bath and mixer tap, walk-in mains-fed shower with rainfall and handheld heads, vanity basin with mixer tap, LED touch mirrors, heated towel rail and WC.

French doors open directly onto a private balcony, creating a bright, uplifting space that feels almost suite-like. The balcony itself offers a pleasant spot for seating, enclosed by glass and metal balustrades.

A further staircase leads to the attic room, a versatile additional space that lends itself to a study, hobby room or occasional guest area, depending on your needs.

Outside, the front garden presents a neat and tidy approach, while the rear courtyard provides useful storage, an outdoor tap and space for a small table and chairs. Gated access at the rear adds convenience.

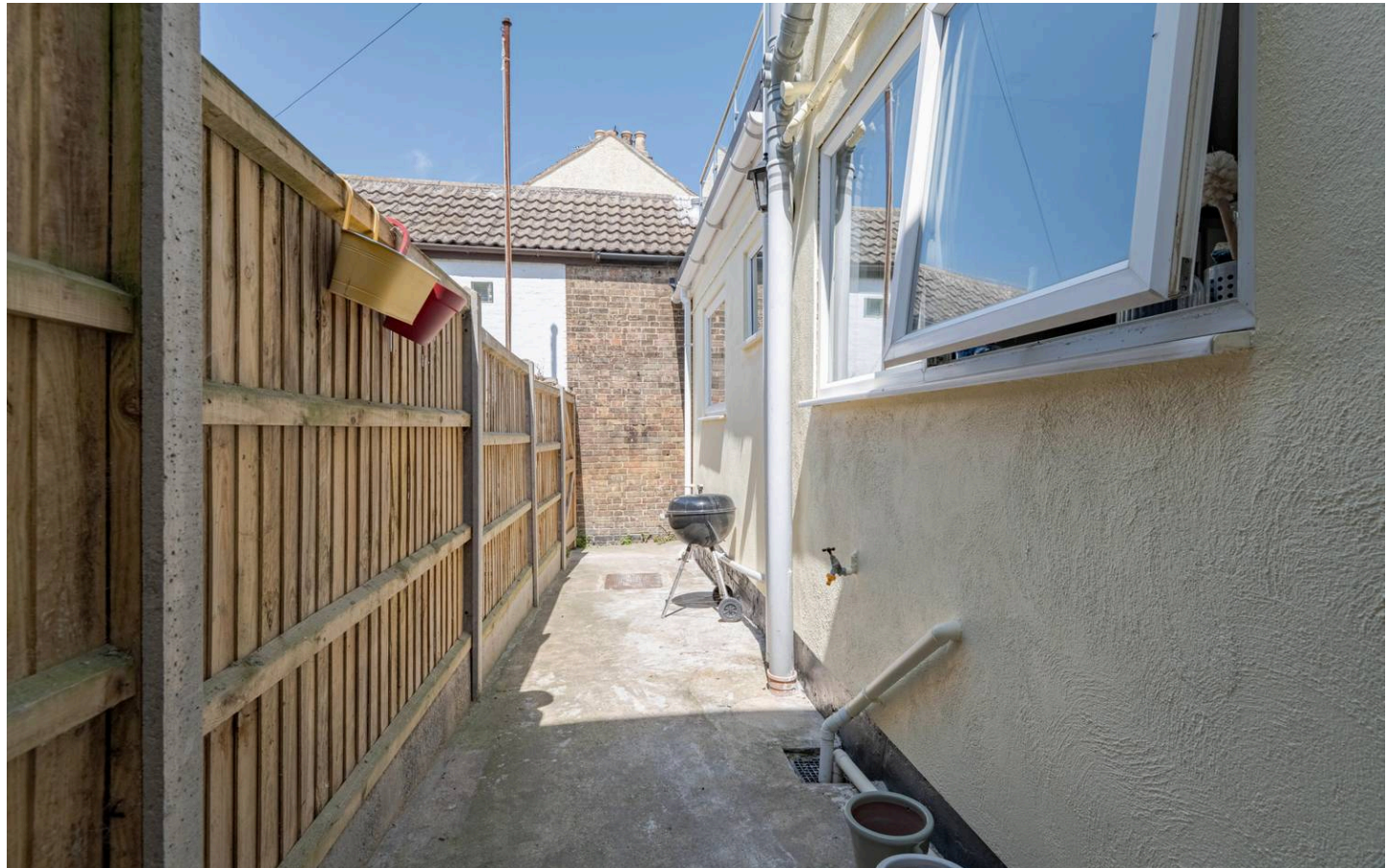
Altogether, this is a well-presented home offering character, versatility and a lifestyle shaped by both comfort and coastal surroundings.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



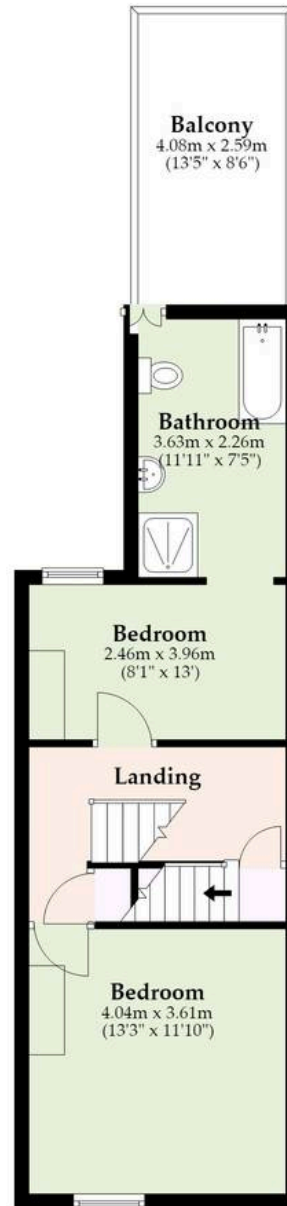
Ground Floor

Approx. 50.2 sq. metres (540.7 sq. feet)



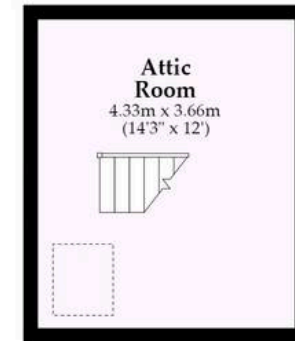
First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)
(excluding Balcony)



Second Floor

Approx. 15.8 sq. metres (170.5 sq. feet)



Total area: approx. 108.4 sq. metres (1166.5 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.

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