



53 Monarch Way, Carlton Colville

Lowestoft



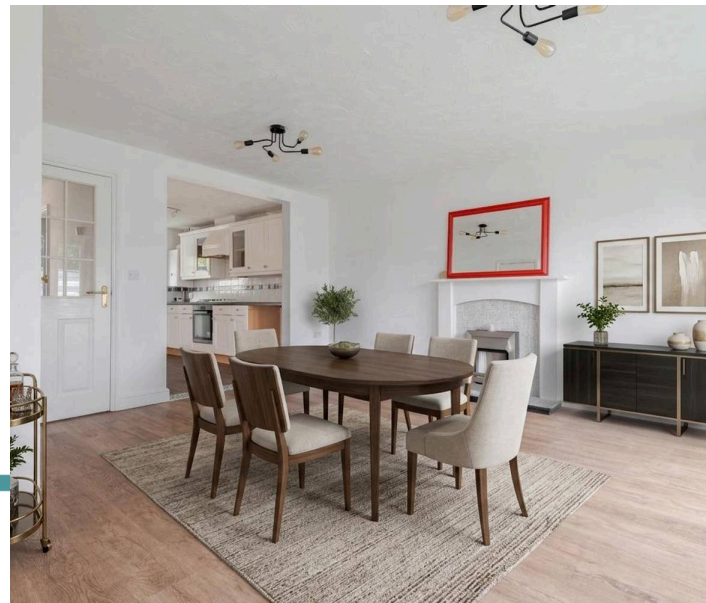
Minors & Brady

# 53 Monarch Way

Carlton Colville, Lowestoft

Set within one of Carlton Colville's most popular residential areas, this four bedroom home offers spacious and flexible accommodation well suited to families. Modern interiors and an open-plan ground floor create a welcoming flow between the kitchen, dining room and living room, while the first floor provides four well-proportioned bedrooms including a principal suite. With off-road parking and a private rear garden, it presents an appealing opportunity for buyers seeking a comfortable and versatile home close to both coastal and countryside surroundings.

- Chain free
- Four bedroom family home offering spacious and flexible accommodation
- New boiler recently installed
- Contemporary kitchen with shaker-style cabinetry and areas for your own appliances
- Generous living room with French doors leading to the rear garden
- Principal bedroom suite featuring a private en-suite shower room
- Three additional well-proportioned bedrooms suitable for family, guests or home working
- Family bathroom fitted with a modern white suite
- Off road parking via a brick weave driveway
- Private enclosed rear garden with lawn, timber shed and summer house





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# 53 Monarch Way

Carlton Colville, Lowestoft

## The Location

Monarch Way sits within a well-established residential pocket of Carlton Colville, offering a setting that feels settled and practical for day-to-day living.

Local amenities are close at hand, with Pakefield Retail Park providing convenient access to national retailers, and nearby shops including Morrisons, Co-op, and Tesco ensuring straightforward grocery options.

Families benefit from proximity to Carlton Colville Primary and Pakefield High School, both within easy reach.

Transport links are reliable, with regular bus services connecting to Lowestoft, Kessingland and the wider coast, while road access towards the A12 supports commuting further afield.

The area's blend of residential calm, nearby green spaces and accessible amenities creates a lifestyle that suits those wanting convenience without losing a sense of community.

## Agents Notes

Freehold

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



M&B

# 53 Monarch Way

Carlton Colville, Lowestoft

This well-presented four bedroom home offers generous family accommodation, modern interiors and a welcoming layout in one of Carlton Colville's most sought-after residential areas. The village sits on the southern edge of Lowestoft, close to Oulton Broad and the Broads National Park, providing a well-connected setting with a balance of coastal and countryside surroundings.

The ground floor enjoys an open-plan arrangement that creates a bright and comfortable flow throughout. A spacious entrance hallway leads to the kitchen, dining room, living room and a useful ground floor WC.

The kitchen features shaker-style cabinetry, an integrated oven and space for further freestanding items. It opens directly into the dining room, forming a sociable hub ideal for everyday family life. French doors extend out to the rear garden, enhancing natural light and offering an easy connection to outdoor space.

Beyond the dining area, the living room provides a relaxed setting with front-facing windows and additional French doors to the garden. The layout offers distinct yet connected spaces, well suited to both quiet evenings with family and gatherings.

Upstairs, four well-proportioned bedrooms provide flexibility for families, guests or home working. The principal bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a modern family bathroom fitted with a three-piece suite.

Externally, the property includes a brick weave driveway offering off-road parking.

The rear garden is fully enclosed and mainly laid to lawn, creating a private and practical space for children, pets and outdoor enjoyment. A timber shed and summer house add further usefulness for storage or hobbies.



Set within one of Carlton Colville's most popular residential areas, this four bedroom home offers spacious and flexible accommodation well suited to families. Modern interiors and



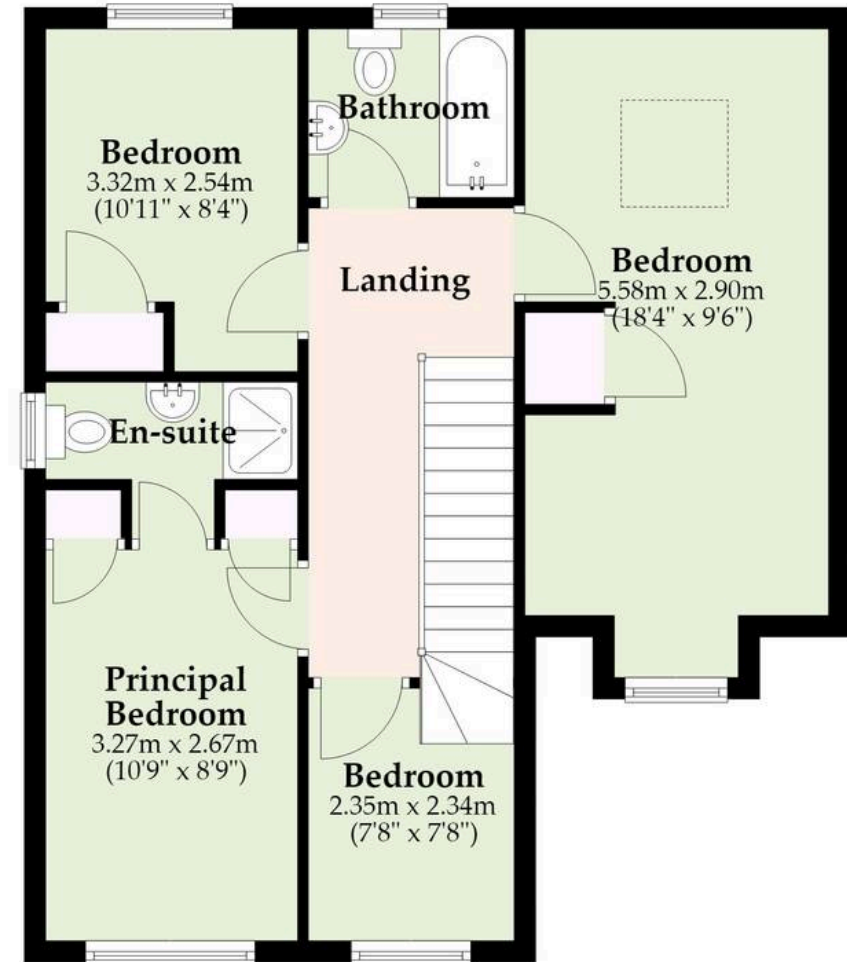
## Ground Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



## First Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



Total area: approx. 108.7 sq. metres (1170.2 sq. feet)

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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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