



26 Dovedale, Carlton Colville

Lowestoft



Minors & Brady

26 Dovedale

Carlton Colville, Lowestoft

A well-presented semi-detached home in the popular Dales area of Carlton Colville, this property offers modern open-plan living, a contemporary kitchen complete with built-in oven, induction hob and extractor, two separate bedrooms, generous off-road parking and a fully enclosed rear garden with lawn, patio and shingle areas. With gas central heating via a combi boiler, French doors opening to the garden and excellent access to local amenities, shops and schools, it provides an appealing blend of comfort, practicality and location, well suited to first-time buyers, downsizers or investors looking for a move-in-ready home in a consistently sought-after residential setting.

- Well-presented semi-detached home in the popular Dales area of Carlton Colville
- Quiet cul-de-sac setting close to shops, schools and local amenities
- Ideal for first-time buyers, downsizers or investors looking for a move-in-ready home
- Bright open-plan living space with French doors to the garden
- Modern fitted kitchen with built-in oven, induction hob and extractor
- Two generous bedrooms including a main bedroom with built-in wardrobe
- Off-road parking for two vehicles
- Fully enclosed rear garden with lawn, patio and shingle areas
- Timber storage shed and mature tree backdrop
- Boarded loft with a loft ladder installed





M&B

26 Dovedale

Carlton Colville, Lowestoft

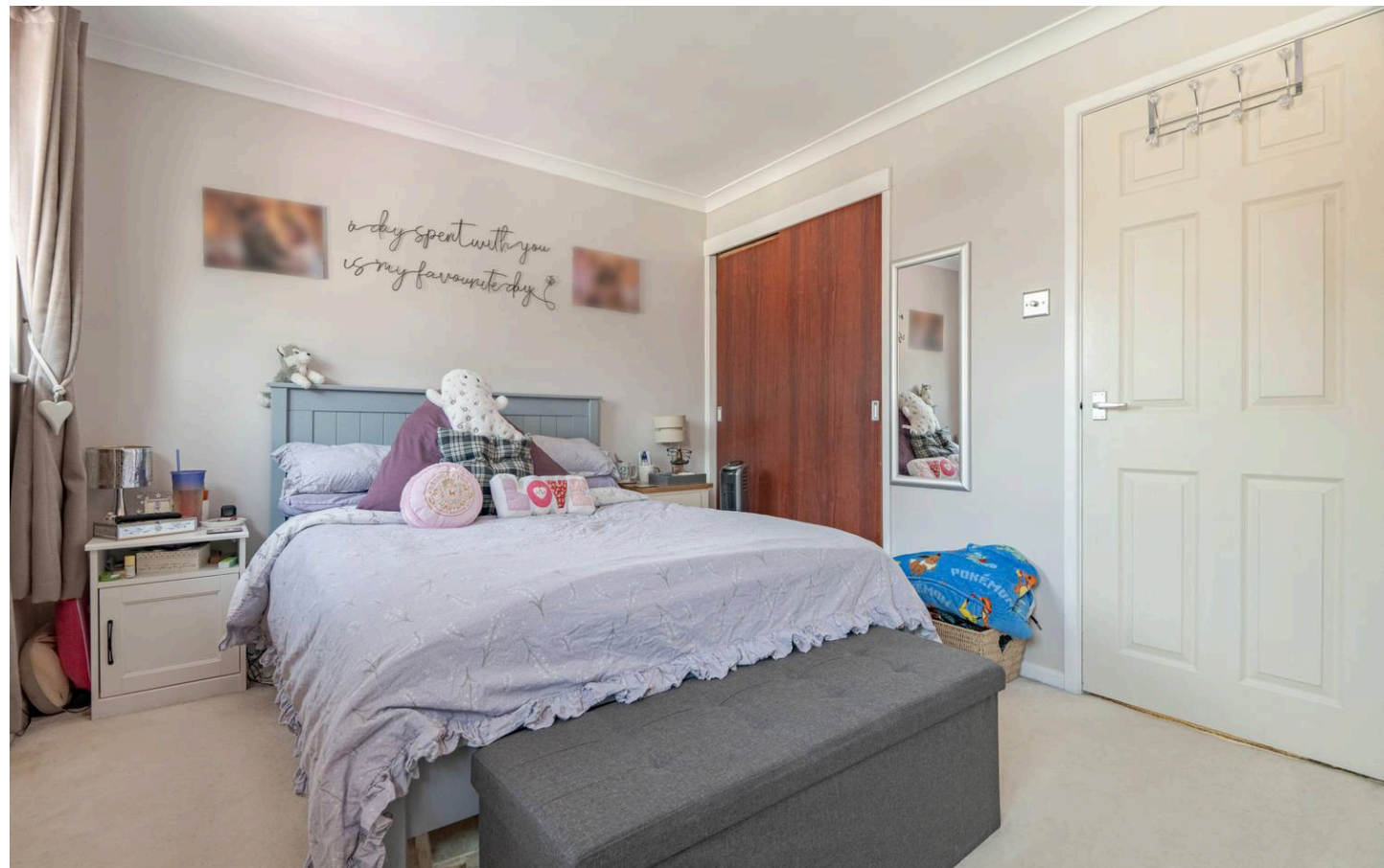
Carlton Colville

Dovedale sits in a quiet, well-kept corner of Carlton Colville, with modern housing and small green spaces giving the area a calm, lived-in feel. Everyday essentials are close at hand, with convenience shops and the Co-op around Ashburnham Way covering quick errands. Larger supermarkets in Pakefield and Lowestoft add easy choice, and Pakefield Retail Park provides a handy middle ground, offering practical stores without needing to head into the bigger retail parks.

For wider shopping, South Lowestoft Retail Park and North Quay Retail Park are still only a short drive away, giving access to national chains, homeware shops, and services.

Families have strong schooling options nearby: Carlton Colville Primary and Grove Primary for younger children, and Pakefield High School just a short bus or car journey away. Transport links are straightforward, with regular buses into Lowestoft and simple road access to the A146 and A12.

Lifestyle here stays relaxed and practical. The East Anglia Transport Museum, local parks, walking routes, and Pakefield's beach offer easy leisure choices, making Dovedale a calm residential base with reliable amenities and simple connections.



26 Dovedale

Carlton Colville, Lowestoft


A well-presented semi-detached home set within a quiet cul-de-sac in the sought-after Dales area of Carlton Colville, offering a calm and comfortable setting with excellent access to local amenities, shops and schools. The property has a welcoming feel throughout, with a layout that suits modern living and a finish that allows buyers to move straight in and enjoy.

The open-plan living space forms the heart of the home, designed to bring cooking, dining and relaxing together in one bright, sociable environment. The modern kitchen is fitted with contemporary units above and below, laminate work surfaces, tiled splashbacks, a built-in oven, induction hob, extractor hood, and dedicated space for a fridge and washing machine, all arranged to offer both practicality and clean, streamlined presentation. Natural light flows through the bay-fronted window at the front and the French doors at the rear, creating an easy connection to the garden during warmer months.

Upstairs, two separate bedrooms provide comfortable accommodation, with the main bedroom benefitting from built-in wardrobes. A neatly finished bathroom sits off the landing, offering a simple, well-kept space with a mains-fed shower and useful airing cupboard nearby.

Outside, the property continues to impress. The driveway provides off-road parking for multiple vehicles, while the fully enclosed rear garden offers a private outdoor space with lawn, patio and shingle areas. Mature trees form an attractive natural boundary, and a timber shed provides additional storage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

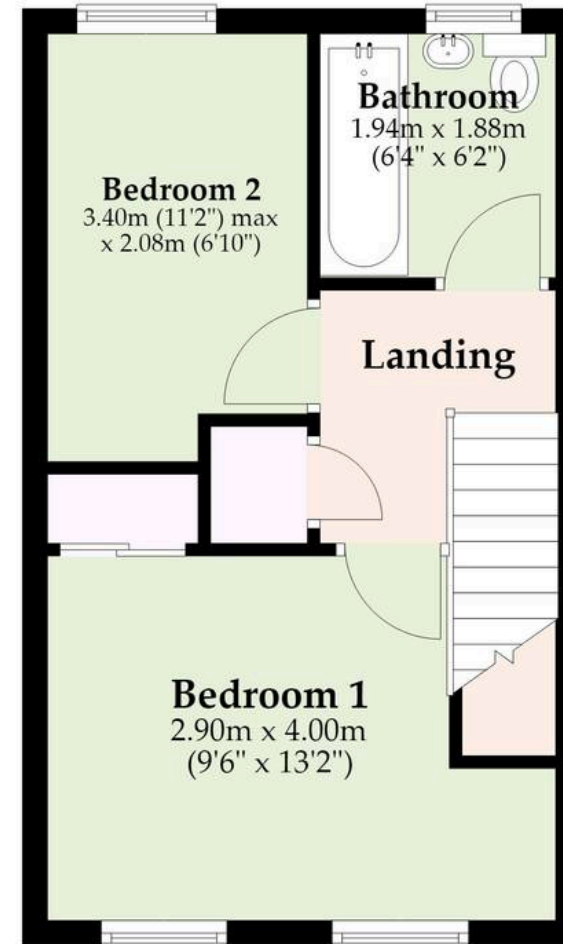
Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 56.8 sq. metres (611.8 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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