



11 The Eddies, Lowestoft

Lowestoft



Minors & Brady

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Lowestoft

A home that immediately captures your attention, this detached chalet-bungalow between Oulton Broad South and Carlton Colville offers a welcoming mix of modern comfort, thoughtful design and everyday practicality. Set within a quiet cul-de-sac and finished to an exceptional standard, it provides the ease of ground floor living potential alongside well-proportioned first-floor bedrooms, making it an appealing choice for a wide range of buyers. With its vibrant south-east facing garden, contemporary interiors and close proximity to excellent local amenities, it stands as a well-balanced family home in one of the area's most sought-after neighbourhoods.

- Detached chalet-bungalow suitable for downsizers or families
- Quiet cul-de-sac setting in a highly sought-after neighbourhood between Oulton Broad South and Carlton Colville
- Modern kitchen with space for multiple appliances and direct garden access
- Spacious family living room opening onto the rear garden
- Versatile ground floor room suitable as a bedroom, study or snug
- Two well-proportioned first-floor bedrooms, including a principal bedroom with en-suite
- Vibrant south-east facing garden ideal for outdoor dining and entertaining
- Off-road parking and garage providing practical everyday convenience
- Close to extensive local amenities, nature reserves and transport links



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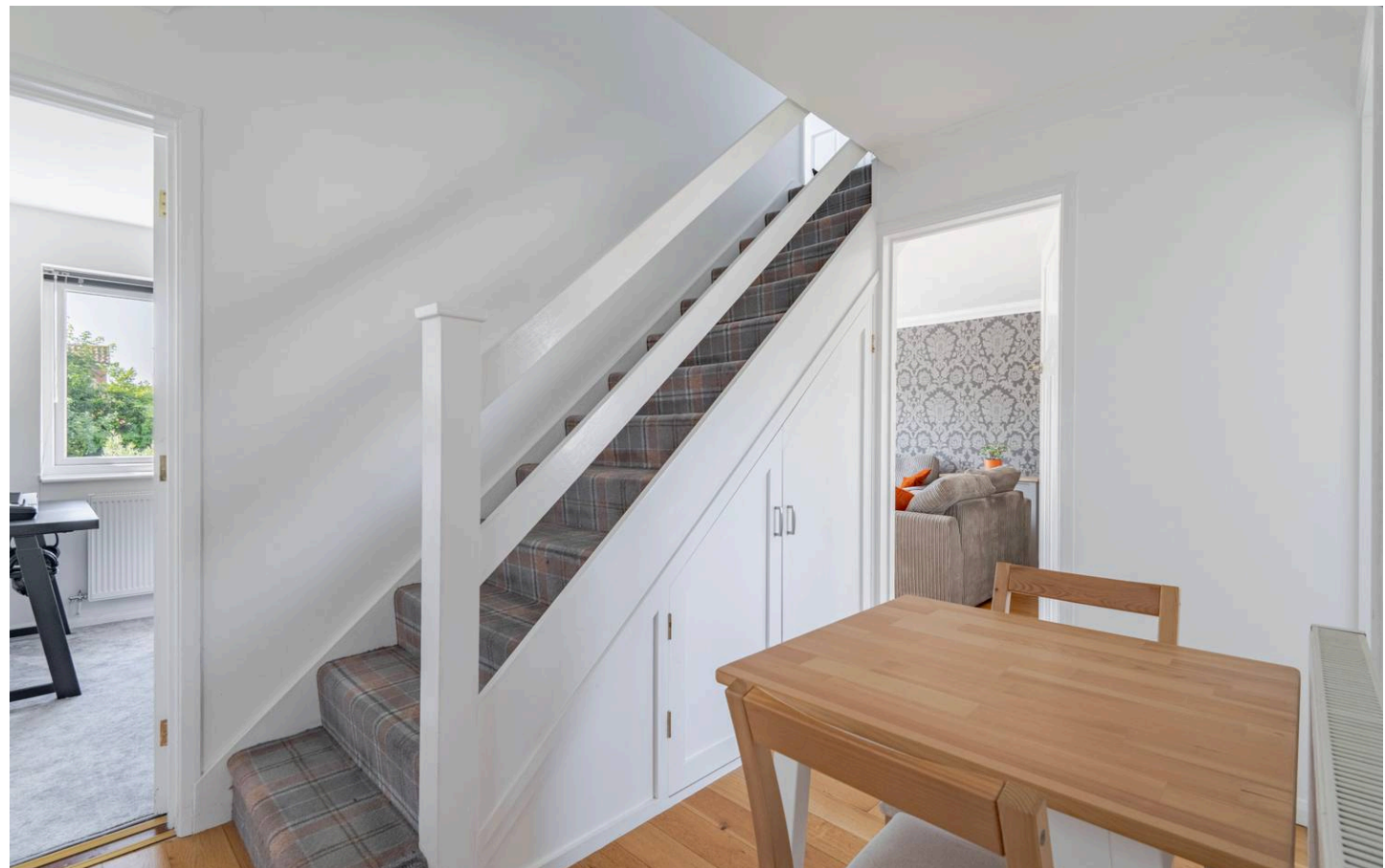
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The Location

The Eddies sits in a quiet, residential corner between Oulton Broad South and Carlton Colville, giving you a setting that feels settled and community-focused without being cut off from everyday needs. The neighbourhood is mostly modern housing with green pockets and easy-going streets, so day-to-day life feels straightforward and calm. For essentials, Central Co-op Food on Ashburnham Way and the Co-op on Pinewood Avenue are the closest options, while bigger supermarkets like Morrisons and Sainsbury's at Tower Retail Park are only a short drive away.

Families have strong schooling choices nearby, including Carlton Colville Primary School, Grove Primary School and Pakefield High School for older students. Transport links are practical, with regular buses running towards Lowestoft and connections to the A146 and A12 for wider travel. Lifestyle-wise, you're close to local pubs such as The Bell Inn and The Old Red House, plus green spaces and the well-known East Anglia Transport Museum, which adds a bit of character to the area. It's a location that keeps things easy, with amenities close by and a relaxed pace that suits everyday living.



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A beautifully presented detached chalet-bungalow set within a quiet cul-de-sac between Oulton Broad South and Carlton Colville. Finished to an exceptional standard throughout, it provides the rare advantage of ground floor living potential alongside generous first-floor accommodation, making it an appealing choice for families, downsizers and anyone seeking flexibility in how they use their space.

Tucked away in a peaceful residential setting, the property immediately conveys a sense of calm and privacy. The approach includes off-road parking and a neat frontage, setting the tone for the care and attention that continues inside. Once through the door, the entrance hall creates a warm welcome, with a natural flow that draws you into the heart of the home.

The ground floor has been thoughtfully arranged to support modern living. A stylish bathroom sits conveniently off the hall, while the modern kitchen offers a bright and practical workspace with sleek cabinetry and room for essential appliances. Its direct access to the garden enhances the home's connection to the outdoors, making everyday routines feel effortless.

The main living room is a standout feature, an inviting, well-proportioned space designed for relaxation and sociable evenings. Sliding doors open directly onto the garden, allowing light to pour in and creating a seamless indoor-outdoor feel. Whether hosting friends or enjoying a quiet night in, this room adapts beautifully to the moment.



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A versatile additional room on the ground floor provides valuable flexibility. It works equally well as a guest bedroom, home office or cosy snug, supporting a range of lifestyles and future needs.

Upstairs, two comfortable double bedrooms sit beneath the eaves, each offering a peaceful retreat. The principal bedroom benefits from its own en-suite, adding a welcome touch of privacy, while both rooms include useful built-in storage.

The rear garden is where this home truly comes into its own. South-east facing and thoughtfully landscaped, it offers a vibrant backdrop for outdoor living. A generous lawn, mature planting and a dedicated patio area create a space that feels both uplifting and tranquil, ideal for alfresco dining, children’s play or simply enjoying the sunshine. Fully enclosed, it provides a safe and private space throughout the seasons.

Altogether, this is a home that balances style, comfort and practicality with ease. Its high-quality finish, adaptable layout and standout garden make it a compelling choice for anyone seeking a well-located property that supports both everyday living and memorable moments.

Agents Notes


Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

This property has a restrictive covenant on the title, prohibiting the bottom half of the garden to be built on.

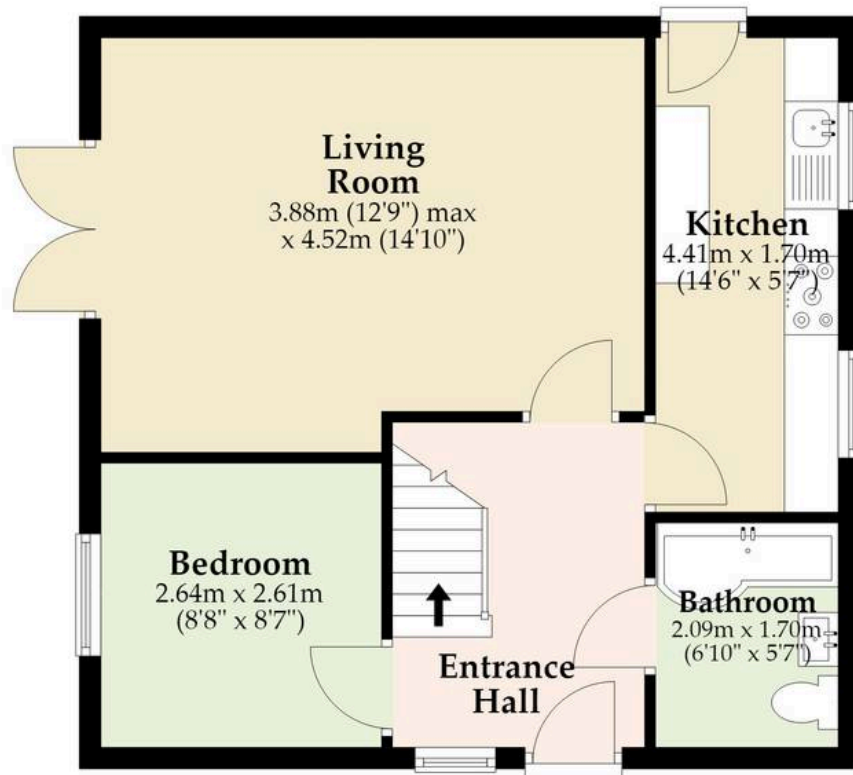


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

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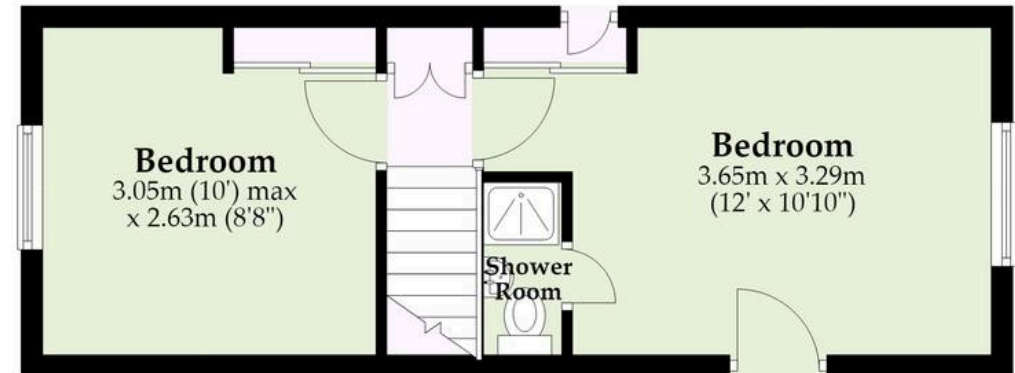
Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.6 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 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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