



17 Bloomfield Way, Carlton Colville

Lowestoft



Minors & Brady

17 Bloomfield Way

Carlton Colville, Lowestoft

A peaceful cul-de-sac setting and a warm, everyday ease make this semi-detached Carlton Colville home instantly appealing to anyone seeking comfort and convenience in equal measure. The bright hallway leads into generous living spaces, including a welcoming living room with French doors and a well-arranged kitchen/breakfast room designed for relaxed family life. Upstairs, three bedrooms provide flexibility for those needing space to work or unwind, complemented by a modern shower room. With a sun-filled garden, off-road parking and an integral garage, it's a home that brings together practicality and lifestyle in a way that feels both effortless and inviting.

- Semi-detached residence positioned down a quiet cul-de-sac in the desirable area of Carlton Colville
- Family home that showcases a well-presented interior, ready for you to adapt to your own preferences and style
- Spacious living room accentuated by a feature fireplace and French doors, inviting relaxation and entertaining
- Kitchen/breakfast room fitted with cabinetry, an integrated oven, areas for your own appliances and a breakfast bar unit
- Three bedrooms offering comfort and privacy
- Family shower room comprising of a modern three-piece suite
- A private, sun-tapped garden featuring a patio for outdoor seating and a laid to lawn
- A brick-weave driveway providing off-road parking and an integral garage for storage use
- Easy access to a wide range of amenities, including shops, schools, transport links and the scenic coastline





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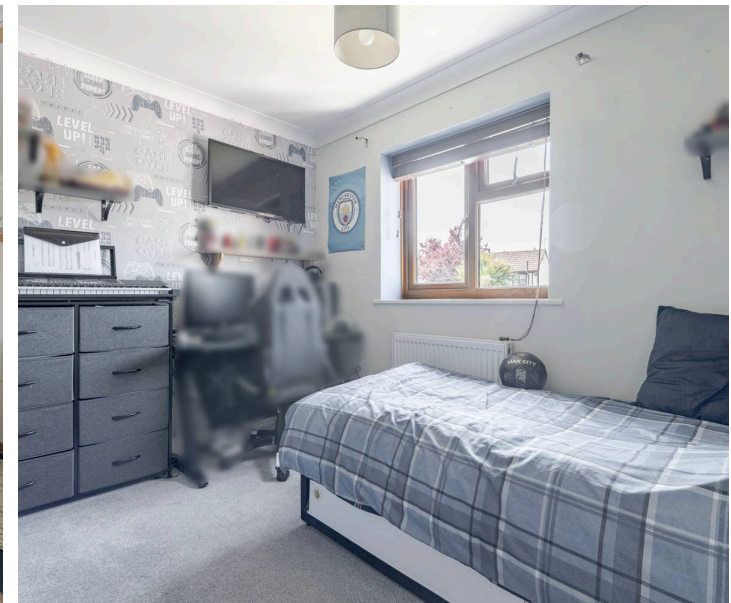
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Carlton Colville, Lowestoft

Carlton Colville

Bloomfield Way sits in a quiet residential stretch of Carlton Colville, giving you a calm base with everyday essentials close by. Local shops around Ashburnham Way and London Road South cover the basics, and schools such as Carlton Colville Primary and Pakefield High are within easy reach.

Bus routes link directly to Lowestoft, the seafront, and nearby neighbourhoods, while the A12 and A146 keep commutes straightforward. For bigger shopping trips, South Lowestoft Retail Park and North Quay Retail Park are a short drive, offering supermarkets, home stores, and national chains. The overall lifestyle is relaxed, close to green space, near the countryside edge, and still well connected to the coast and town amenities.



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A quietly positioned semi-detached home in the sought-after community of Carlton Colville, this property offers a calm, residential setting with the convenience of local amenities close by. It has been thoughtfully maintained, presenting a welcoming backdrop for anyone looking to settle into a home they can immediately enjoy while still having the freedom to shape it to their own taste.

The entrance hall sets a warm tone, drawing you into a bright and airy interior. A ground-floor WC adds everyday practicality, while the living room forms the heart of the home. This generous space is centred around a feature fireplace and opens to the garden through French doors, creating a natural flow for both relaxed evenings and sociable gatherings.

The kitchen/breakfast room is arranged with fitted cabinetry, an integrated oven and space for your own appliances. A breakfast bar provides an informal spot for morning coffee or family conversation, making the room feel both functional and inviting.

Upstairs, three bedrooms offer comfort and privacy, each with the versatility to serve as sleeping accommodation, a study or a hobby room depending on your needs. The family shower room features a modern three-piece suite, completing the well-balanced layout.



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Outside, the rear garden is a peaceful, sun-tapped retreat. With a patio ideal for outdoor seating and a lawned area for children, pets or planting, it provides a lovely extension of the living space through the warmer months.

To the front, a brick-weave driveway offers off-road parking, complemented by an integral garage that lends itself perfectly to storage or practical household use.

Altogether, this is a home that blends comfort, convenience and a welcoming atmosphere, well suited to those seeking a settled lifestyle in one of Carlton Colville's most appealing residential pockets.


Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

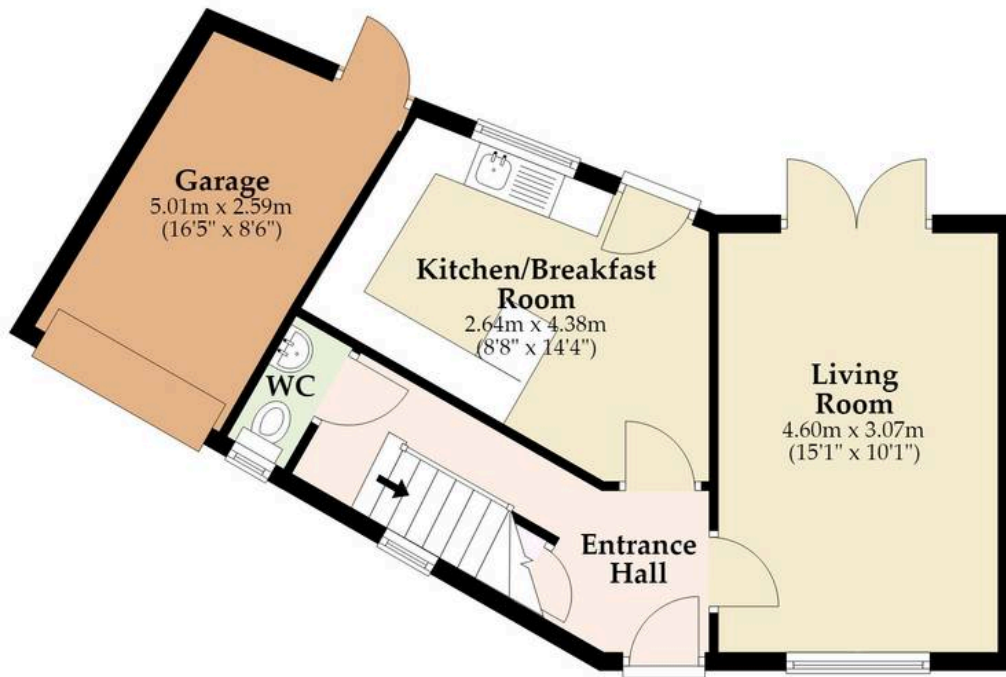
Gas central heating system.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|--|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (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  |

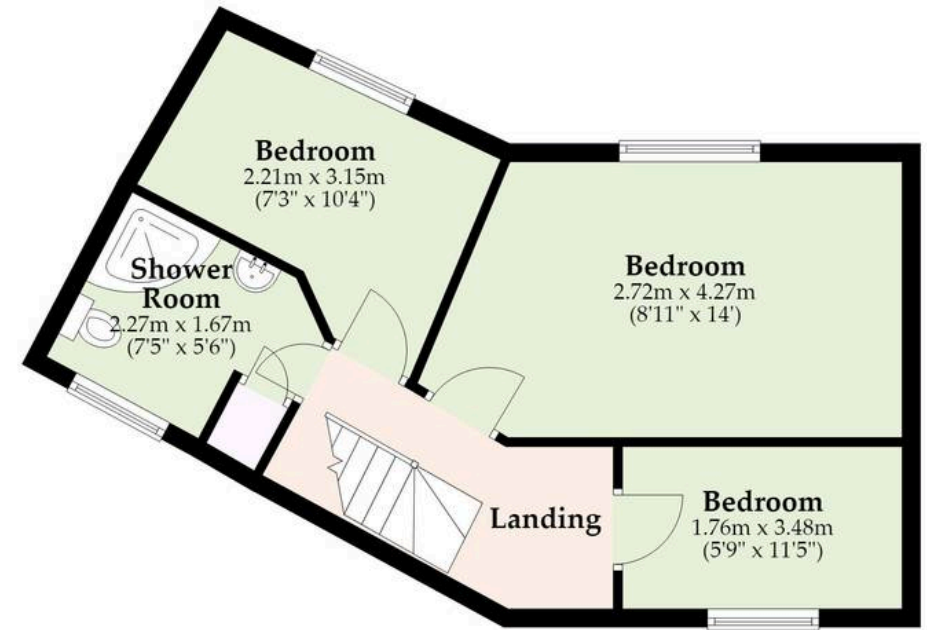
Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



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Total area: approx. 85.4 sq. metres (918.9 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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