



25 Colsterdale, Carlton Colville

Lowestoft



Minors & Brady

## 25 Colsterdale

Carlton Colville, Lowestoft

Families who value space, comfort and a sense of ease will find plenty to appreciate in this Carlton Colville home, a detached property set along a quiet residential road, offering a calm backdrop to everyday life. The layout lends itself well to modern family living, with bright social spaces, four well-proportioned bedrooms and a south-facing garden that encourages time spent outdoors. With schools, green spaces and local amenities close by, it offers a practical and reassuring setting to put down roots and enjoy a well-rounded family lifestyle.



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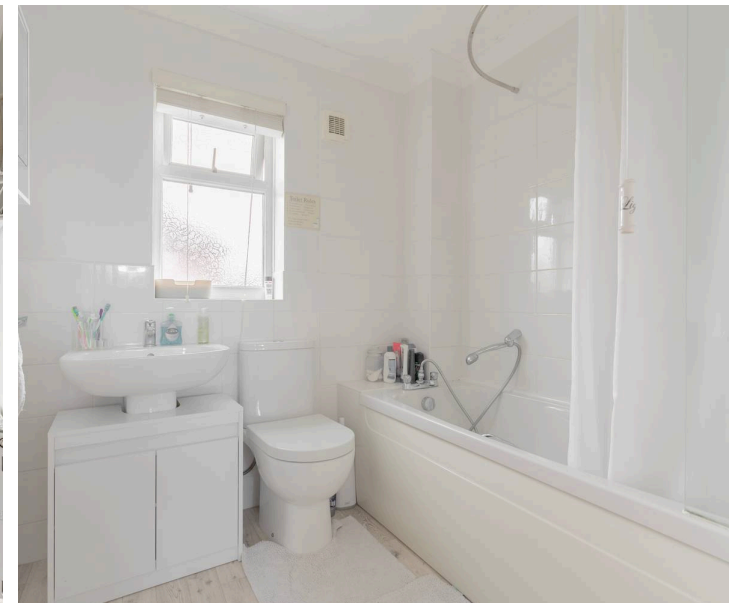


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## 25 Colsterdale

Carlton Colville, Lowestoft

- Detached residence positioned down a quiet, residential road in the desirable area of Carlton Colville
- Offer 1,100sqft of spacious and well-presented accommodation that can easily adapt to your own preferences and style
- Strong kerb appeal with a brick-weave driveway providing off-road parking and an integral garage for storage use
- Spacious, 16ft living room with a bay-window, that effortlessly flows into the dining area, featuring French doors that open out to the garden
- Kitchen equipped with modern cabinetry, an integrated double oven, an induction hob, a dishwasher and a functional utility room for laundry appliances
- Four bedrooms offering the utmost comfort and privacy, one of which is a principal bedroom benefiting from a private en-suite
- Family bathroom comprising of a three-piece suite, including a bathtub, a hand wash basin and a toilet
- A private, south-facing garden featuring a raised decked terrace for outdoor seating, a laid to lawn, a timber shed and a garden room, with an additional sheltered seating area
- Easy access to a wide range of amenities, including essential shops, schools for all ages, transport links and the scenic coastline



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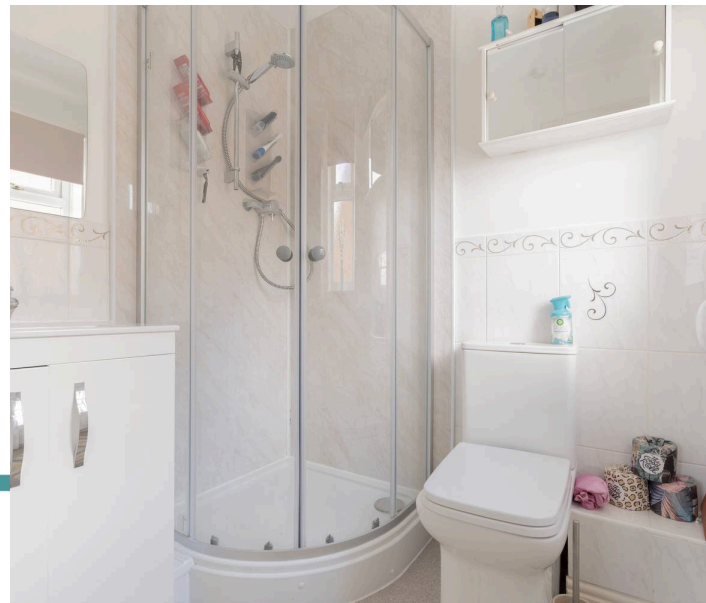
Carlton Colville, Lowestoft

### Carlton Colville

Colsterdale sits within a quiet residential pocket of Carlton Colville, offering a calm suburban setting with easy access to everyday essentials and the wider Lowestoft coastline. Homes here are surrounded by established green spaces and walkable streets, giving the area a relaxed, family-friendly feel while still keeping key amenities close at hand.

Just a short distance away are convenient supermarkets including the Central Co-op Food on Ashburnham Way and a second Co-op nearby, with a larger Morrisons on Tower Road for full weekly shops. Pakefield Retail Park is also within easy reach, providing additional shopping options and everyday services. Families benefit from proximity to well-regarded schools such as Carlton Colville Primary School, with further choices available across the wider area.

Transport links are straightforward, with regular bus routes connecting Carlton Colville to Lowestoft town centre, the seafront, and neighbouring communities. Road access towards the A12 makes commuting or weekend trips simple. The lifestyle here leans towards easy coastal living: close to beaches, near the East Anglia Transport Museum, and surrounded by local parks and walking routes that make day-to-day life feel open and well-connected.



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## 25 Colsterdale

Carlton Colville, Lowestoft

A detached home with genuine presence, this Carlton Colville residence sits along a quiet, residential road where privacy, calm and community all play their part. Designed for comfortable everyday living with the freedom to shape it to your own style, it offers well-presented, adaptable accommodation extending to around 1,100 sqft, a size that feels generous without being overwhelming.

The approach sets the tone: a brick-weave driveway gives the home strong kerb appeal, with ample off-road parking and an integral garage ideal for storage or hobby use. Stepping inside, the entrance hall immediately feels bright and inviting, with a cloakroom tucked neatly to one side.

The main living space is a light-filled sitting room, enhanced by a bay window that frames the front outlook. It opens seamlessly into the dining area, creating a natural flow for both relaxed evenings and hosting friends. French doors draw you out to the garden, encouraging an easy indoor-outdoor rhythm throughout the warmer months.

The kitchen is fitted with modern cabinetry and a suite of integrated appliances, including a double oven, induction hob and dishwasher. A separate utility room keeps laundry and household tasks neatly out of sight, a small detail that makes a big difference to day-to-day living.



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## 25 Colsterdale

Carlton Colville, Lowestoft

Upstairs, four bedrooms provide comfort, privacy and flexibility. The principal bedroom enjoys its own en-suite, while the remaining rooms offer scope for family, guests or a dedicated workspace. A family bathroom with a classic three-piece suite completes the floor.

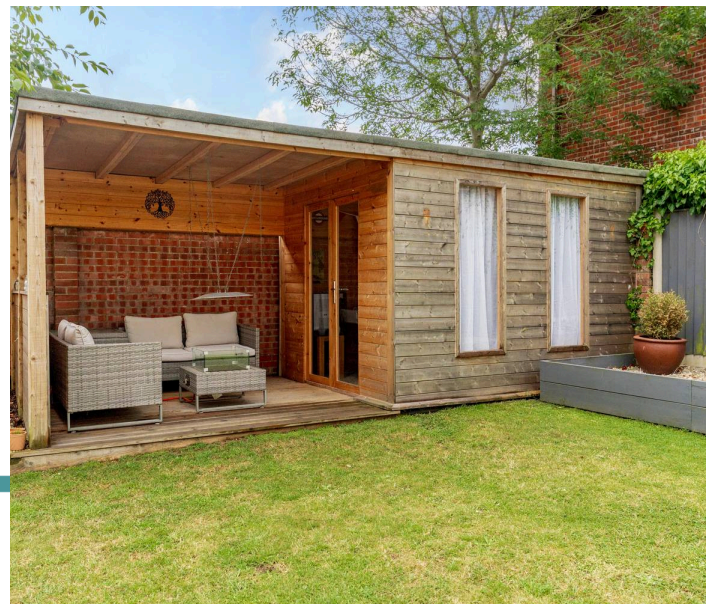
The rear garden is a genuine highlight, south-facing, private and thoughtfully arranged. A raised decked terrace offers an ideal spot for outdoor dining, while the lawn provides space for play or planting. A timber shed and a garden room add practicality and versatility, paired with a sheltered seating area that invites year-round enjoyment.

### Agents Notes

Freehold

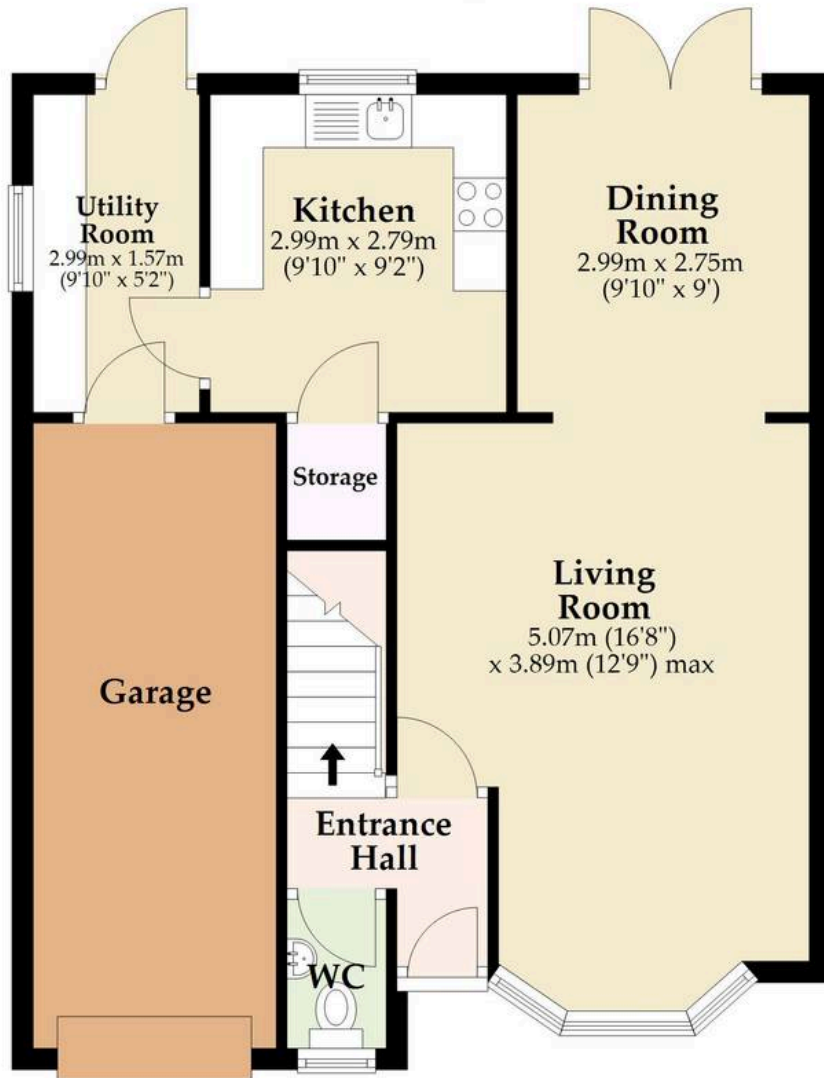
Connected to mains water, electricity, gas and drainage.

Gas central heating system.



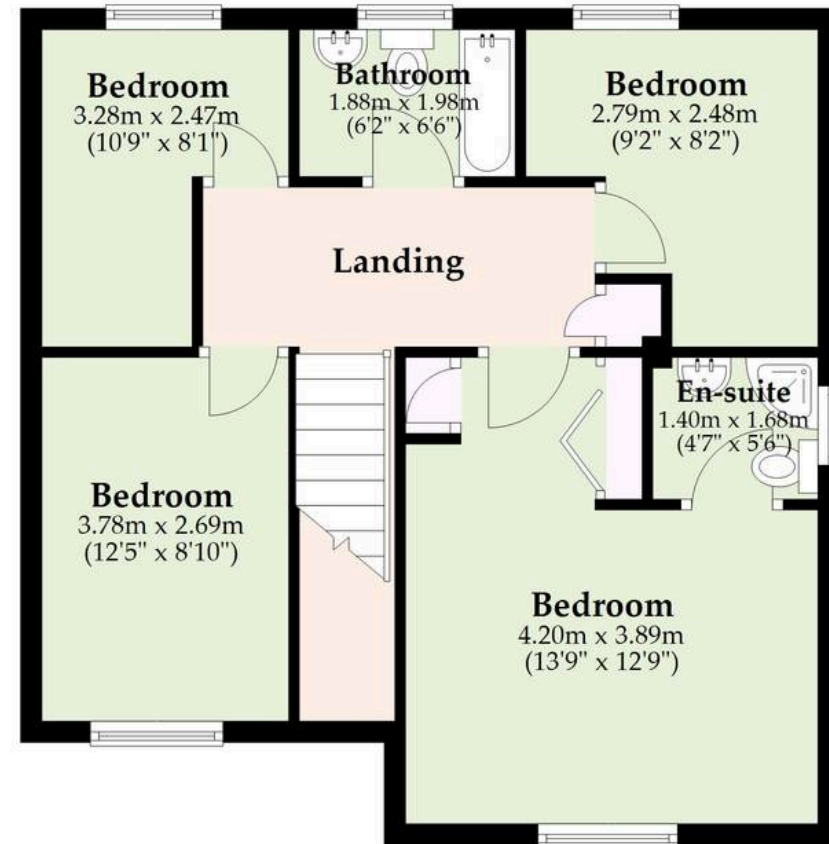
## Ground Floor

Approx. 48.9 sq. metres (526.1 sq. feet)  
(excluding Garage)



## First Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



Total area: approx. 102.3 sq. metres (1100.9 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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