



1 Portsch Close, Carlton Colville

Lowestoft



Minors & Brady

# 1 Portsch Close

Carlton Colville, Lowestoft

Move-in ready and perfectly positioned, this beautifully presented home offers modern living with everyday comfort. Inside, a bright and welcoming layout creates a natural flow between the main living areas, ideal for both relaxing and entertaining. The contemporary kitchen has been thoughtfully designed to balance practicality with a clean, modern aesthetic. A light-filled conservatory to the rear adds valuable additional space, seamlessly connecting the home to the garden. Upstairs, three well-proportioned bedrooms provide flexible accommodation, complemented by a sleek and modern shower room. Outside, the attractive garden, driveway, and garage complete a home that delivers both convenience and lifestyle appeal.

- Beautifully presented semi-detached home in a popular location
- Bright and welcoming living space with a natural, flowing layout
- Modern fitted kitchen designed for both style and practicality
- Versatile conservatory providing additional reception or dining space
- Three well-proportioned bedrooms with flexible use
- Contemporary shower room finished to a high standard
- Tastefully maintained interiors throughout, ready to move into
- Attractive rear garden with lawn, planting and raised decking area
- Driveway providing off-road parking alongside a garage
- Convenient position close to local amenities and transport links





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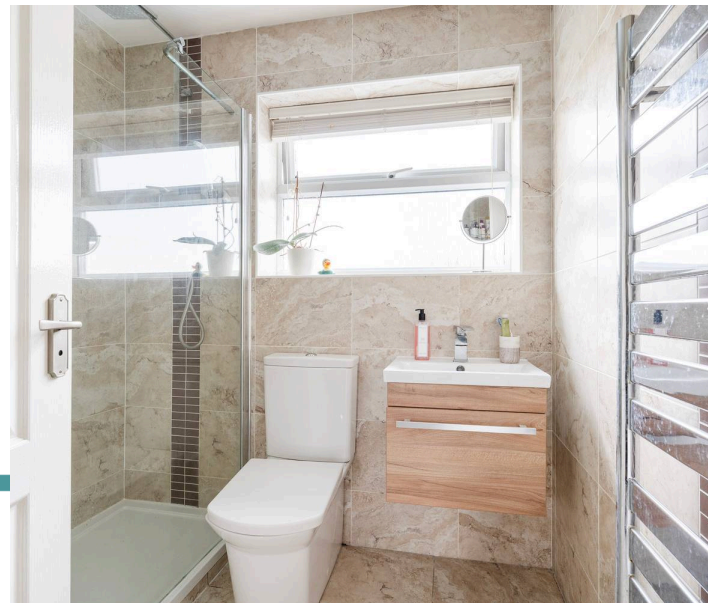
# 1 Portsch Close

Carlton Colville, Lowestoft

## The Location

Portsch Close is situated in the established residential area of Carlton Colville, on the western edge of Lowestoft. The street is part of a quiet, family-friendly neighbourhood with a mix of modern homes and well-kept green spaces. Local amenities are within easy reach: the nearby Ashburnham Way area has a small selection of shops, including a convenience store, bakery, newsagents, and a pharmacy, while additional facilities such as post offices, cafes, and pubs are a short walk or drive away.

Families have good access to education, with Carlton Colville Primary School close by for younger children and Pakefield High School and The Everitt Academy serving older students. Transport links are convenient, with frequent bus routes connecting residents to Lowestoft town centre and surrounding areas, and Oulton Broad South railway station providing access along the East Suffolk Line. The location offers a balanced lifestyle: it is quiet and suburban yet close to open spaces like Carlton Marshes, ideal for walking and wildlife observation, and not far from coastal amenities and leisure facilities, combining practicality with a sense of community.



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Carlton Colville, Lowestoft

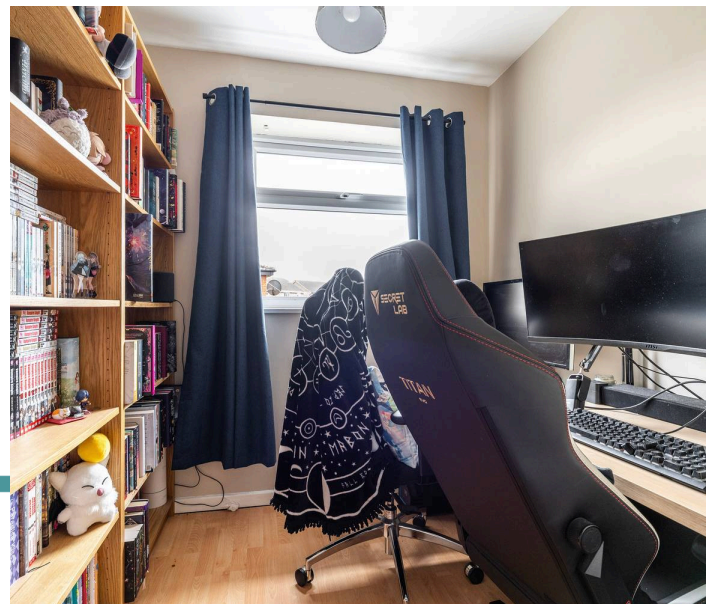
## Portsch Close, Carlton Colville

Located within a popular area of Carlton Colville, this well-presented semi-detached home offers comfortable, modern living in a convenient and well-connected setting. The property has been carefully maintained and updated, creating a bright and welcoming environment that is ready to move straight into.

The main living space provides a relaxed and inviting area, ideal for both quiet evenings and spending time with family. From here, the layout flows naturally into a fitted kitchen, designed with practicality in mind and offering a clean, modern finish suited to everyday use.

To the rear, a conservatory adds valuable additional living space, enjoying plenty of natural light and offering a pleasant outlook over the garden. This versatile area works equally well as a dining space or a second sitting area, enhancing the overall feel of the home.

Upstairs, three bedrooms provide flexible accommodation, whether for family living, guests, or working from home. These are served by a modern shower room, finished in a simple and stylish design.



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# 1 Ports Close

Carlton Colville, Lowestoft

Outside, the rear garden is attractively arranged, combining lawn and planted borders with spaces for seating and relaxation, including an elevated decked area. To the front, off-road parking is provided via a driveway, along with the benefit of a garage.

Altogether, this is a comfortable and well-balanced home in a desirable location, offering a great combination of indoor space and outdoor enjoyment.

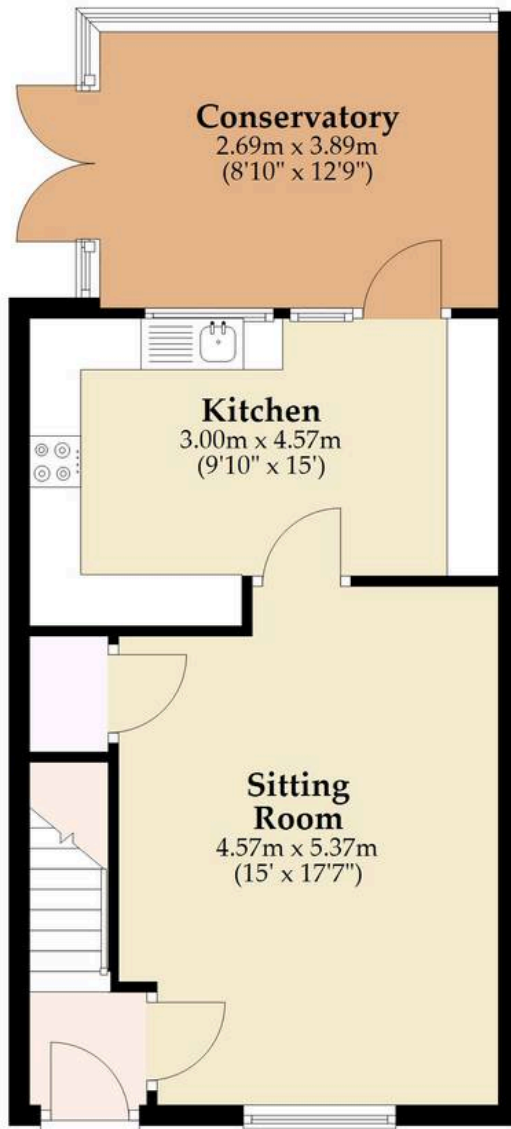
## Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



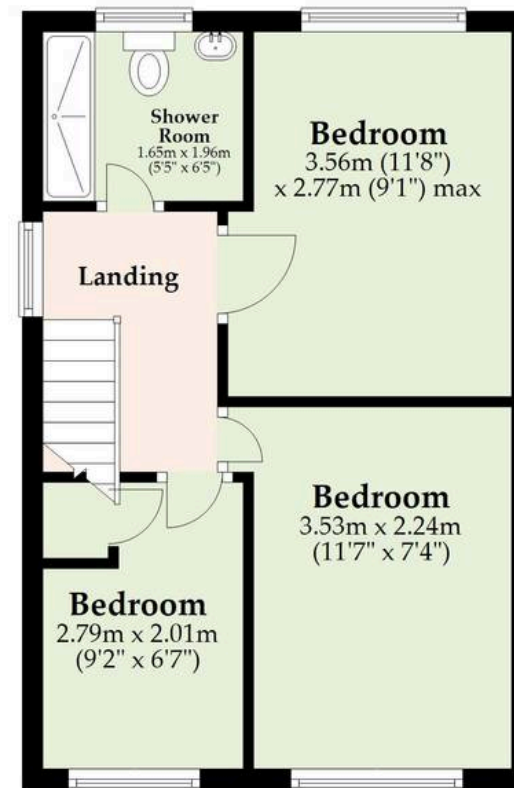
## Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 85.2 sq. metres (917.3 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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