



23 Yarrow Drive, Carlton Colville

Lowestoft



Minors & Brady

23 Yarrow Drive

Carlton Colville, Lowestoft

A welcoming and well-balanced detached home with an effortless sense of space, this property brings together a sweeping open-plan living and dining area, a bright heated garden room for year-round enjoyment, and a beautifully private south-facing garden framed by mature trees. Thoughtfully updated with modern gas central heating and quality fixtures throughout, it offers a versatile ground-floor room ideal for multi-generational living or a dedicated study, alongside three generous double bedrooms upstairs. Integrated kitchen appliances, fitted storage, a bespoke summer house and electric roller doors to the double garage all remain, adding to the home's ready-to-enjoy appeal. With ample parking, a peaceful setting and a layout that adapts effortlessly to family life, it's a property that blends comfort, practicality and lifestyle with real ease.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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- Detached family home set in a quiet residential position with excellent privacy
- Generous open-plan sitting and dining room creating a natural flow through the ground floor
- Heated garden room offering bright, flexible living space throughout the year
- Updated gas central heating system extended into the garden room for improved comfort and efficiency
- Kitchen with integrated twin ovens, gas hob, extractor and dishwasher, plus additional storage and appliance space
- Versatile ground-floor room suitable for a study, guest accommodation or multi-generational living
- Three well-proportioned double bedrooms, including fitted wardrobes to the rear bedroom
- Well-appointed family bathroom featuring a freestanding bath, separate shower and fitted vanity storage
- Private south-facing rear garden with lawn, patio, mature planting and a bespoke timber summer house
- Double garage with electric roller doors and a wide driveway providing ample off-road parking



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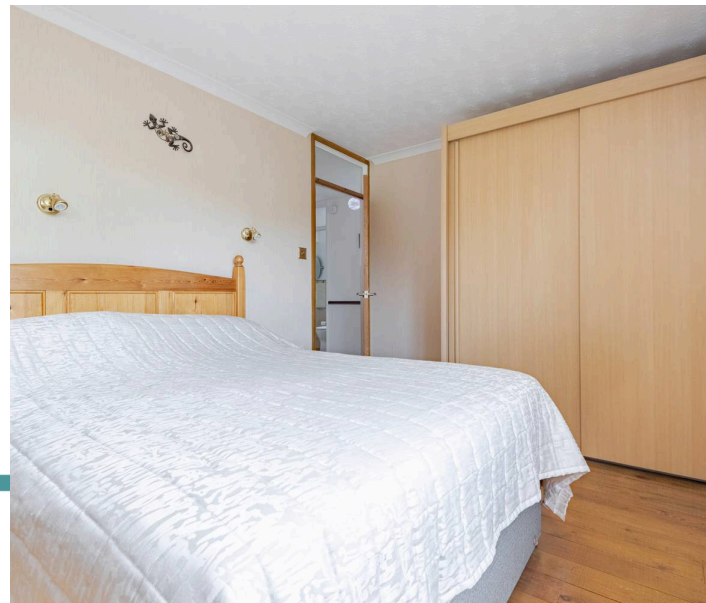
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Carlton Colville

Yarrow Drive sits within a settled residential corner of Carlton Colville, offering a calm suburban feel while keeping day-to-day amenities close at hand. The neighbourhood is shaped by quiet streets, green pockets, and a steady local pace, with small conveniences around The Street and Ashburnham Way, independent takeaways, a pharmacy, and practical services that make quick errands easy. Larger supermarkets, including Morrisons, Asda, and Aldi, are all a short drive away, and Pakefield Retail Park adds access to national retailers and food options without feeling overdeveloped.

Families have straightforward access to nearby schools such as Carlton Colville Primary, Grove Primary, and Pakefield High School, all close enough to keep school runs simple. Transport links are practical: regular bus routes connect Carlton Colville with Lowestoft, Pakefield, and Kessingland, while the A146 and A12 provide direct road access for commuting toward Norwich or Ipswich. The lifestyle here leans toward relaxed coastal living, close to Pakefield's clifftop paths, Kessingland's wide beaches, and the nature reserves around Carlton Marshes, giving residents a balance of outdoor space, convenience, and community.



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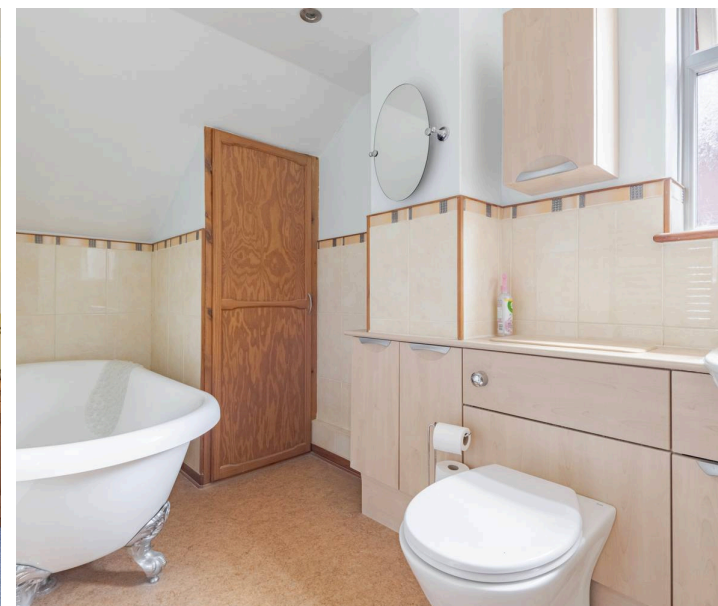
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This detached home sits back from the road behind a broad frontage, a wide driveway and a double garage with electric roller doors, all of which remain with the property. The home has been carefully maintained and improved, including an updated gas central heating system, creating a move-in-ready environment with a calm, welcoming feel.

A practical porch leads into the central hallway, where sensor lighting and built-in storage are neatly integrated. To the front, a versatile room currently arranged as a study, offers the flexibility to become a fourth bedroom if required. With the cloakroom positioned beside it, complete with fitted vanity storage, this area lends itself well to multi-generational living or a dedicated workspace.

The kitchen is thoughtfully designed, with a comprehensive range of fitted units and integrated appliances including twin ovens, a gas hob with extractor, and a dishwasher. The breakfast bar, also built in, creates a sociable focal point, while additional cabinetry provides space for laundry appliances and a tall fridge-freezer. These fixtures form part of the kitchen's clean, cohesive look and remain in place for the next owners.



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The main living area is a standout feature, with the sitting and dining spaces forming a sweeping L-shape that encourages a relaxed, open-plan lifestyle. This leads directly into the garden room, where the heating has been extended from the main house and an additional gas heater is fitted. With its bank of windows, French doors and year-round usability, this space feels like a natural extension of the home.

Upstairs, three generous double bedrooms offer comfort and flexibility. Two enjoy views across the peaceful tree-lined backdrop, while the front bedroom benefits from a dual aspect and excellent natural light. Fitted wardrobes in the rear bedroom remain, providing practical storage without compromising the sense of space. The family bathroom includes a freestanding bath, a separate shower, fitted vanity storage and a heated towel rail, all of which form part of the permanent fittings.

The south-facing garden is private, enclosed and thoughtfully landscaped, combining lawn, patio and well-planted borders to create a setting that feels established yet easy to maintain. The bespoke timber summer house, positioned neatly in the corner, remains with the property and offers a charming retreat for warm afternoons or quiet evenings.

Altogether, this is a home that balances practicality with comfort, offering generous living spaces, adaptable rooms and a garden that feels like a sanctuary. Its position, privacy and thoughtful layout make it an appealing choice for families, home-workers and anyone seeking a well-presented property in a convenient yet peaceful setting.

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Minors & Brady
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 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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