



34 Airedale, Carlton Colville

Minors & Brady



34 Airedale

Carlton Colville, Lowestoft

A great choice for families wanting comfort, space and a welcoming setting, this extended detached home in Carlton Colville brings together its strongest features to create an easy, enjoyable lifestyle. Set behind a white picket fence on a private road, it offers strong kerb appeal with its flint stone façade, off-road parking, an integral garage, solar panels and an electric car charger. Inside, the bright entrance hall leads to a light-filled living room and a generous open-plan kitchen, dining and family space with navy cabinetry, a central island, integrated appliances and French doors opening to the garden. Four bedrooms, including a principal suite with its own shower room, provide flexibility for family life, while the landscaped garden with its newly laid patio offers a relaxed backdrop for time outdoors. Altogether, it's a home that supports a comfortable, family-focused way of living in a desirable setting.



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34 Airedale

Carlton Colville, Lowestoft

- Set back off a private road, behind a white picket fence, lies this extended detached residence within the desirable area of Carlton Colville
- Over 1,300sqft of spacious and flexible accommodation that is perfect for family living, easily adapting to your own preferences and style
- Strong kerb appeal with a flint stone façade, driveway providing off-road parking, an integral garage for storage use, an electric car charger and energy-efficient solar panels
- Inviting living room that is filled with natural light, effortlessly flowing into the extended, open-plan kitchen/dining/family room
- Kitchen is equipped with stylish Navy cabinetry, a central island for casual dining, a range of integrated appliances and space for a tall fridge/freezer
- The dining/family area sits in-front of the French doors that open out to the garden patio, whilst the Velux windows fill the space with natural light
- Four bedrooms, three of which benefit from built-in wardrobes, with a flexible fourth bedroom that can be used as a home-office, dressing room or a nursery
- Large principal bedroom flaunts a private en-suite shower room, whilst the remaining bedrooms share a family bathroom, both recently re-fitted with new contemporary suites
- Landscaped rear garden with a new patio in 2024 for outdoor seating, a laid to lawn and beds around the borders
- Easy access to a wide range of amenities, including shops, schools, transport links and the scenic coastline



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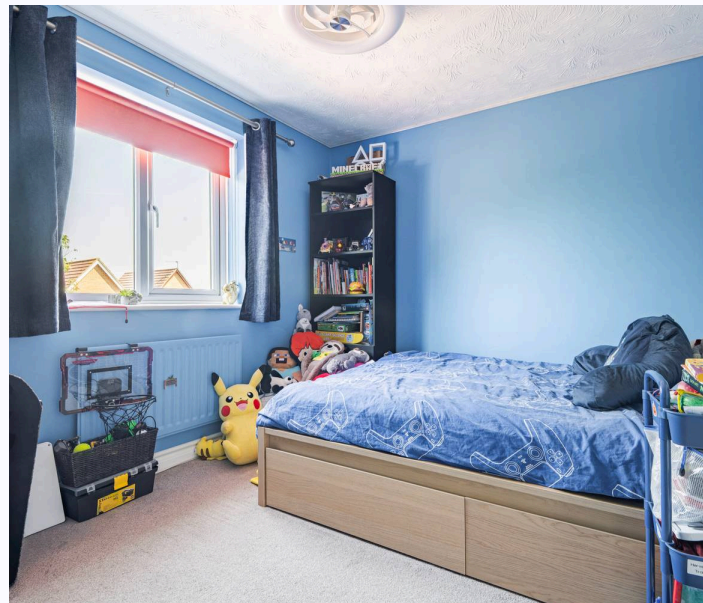
Carlton Colville, Lowestoft

The Location

Airedale sits within a well-established residential pocket of Carlton Colville, offering a setting shaped by open green edges and the wider landscape that leads towards Carlton Marshes. The nature reserve is a standout feature of the area, giving residents access to broad skies, wildlife habitats and walking routes that feel part of everyday life.

Local amenities are close at hand, with Pakefield Retail Park providing practical convenience for home essentials and larger stores, while the nearest supermarkets include Morrisons, Tesco and Aldi. Families benefit from several schools within easy reach, including Carlton Colville Primary, Grove Primary and Pakefield High.

Transport links are straightforward, with regular bus services connecting into Lowestoft and towards the coast, and road routes offering direct access to the A146 for travel further afield. Altogether, the location supports a lifestyle that balances outdoor space, community facilities and simple day-to-day practicality.



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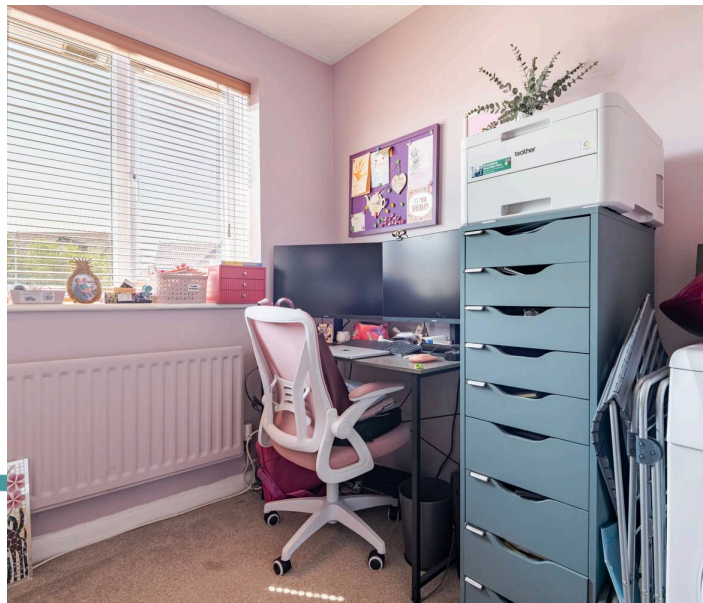
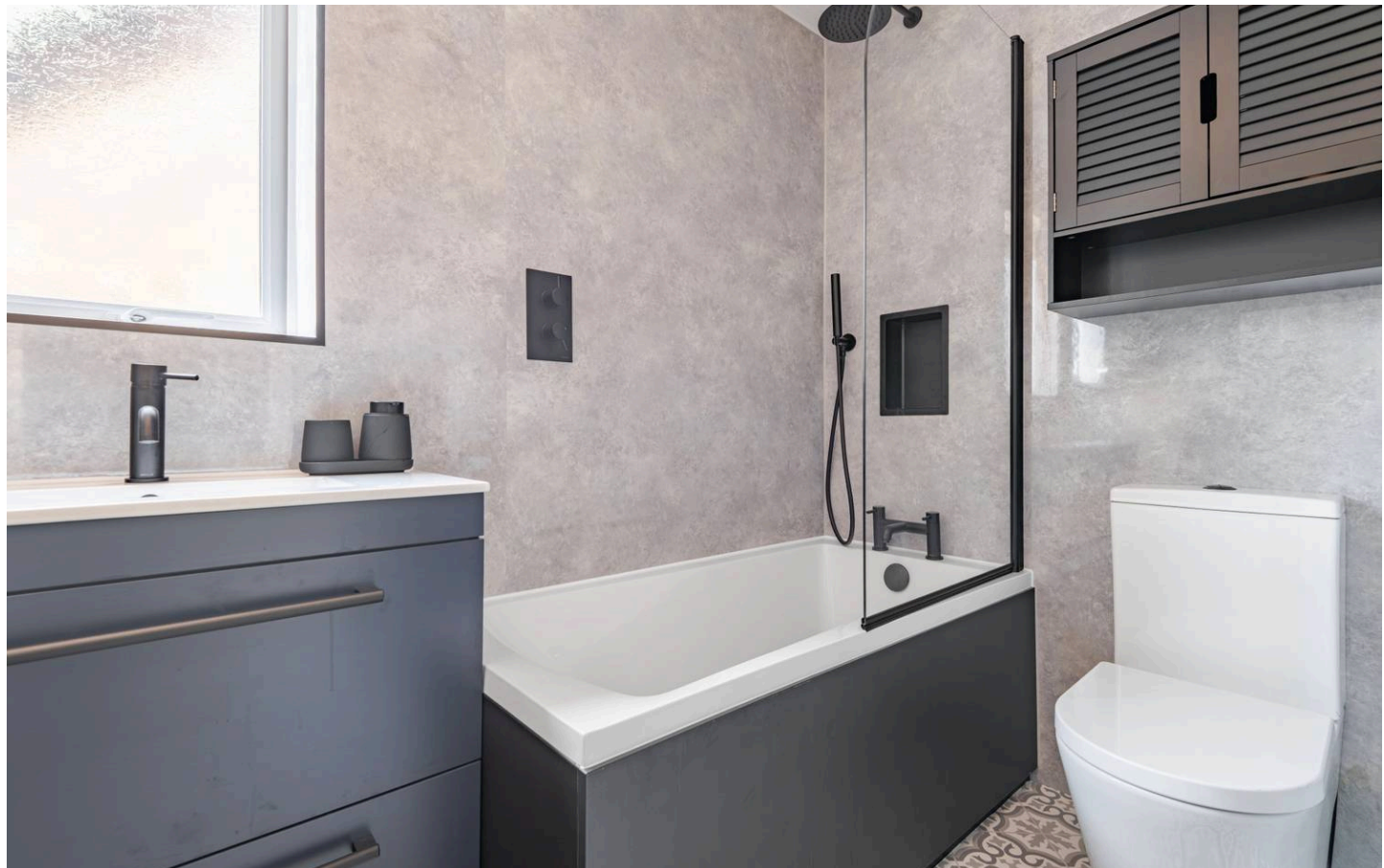
Airedale

Set back from a private road and framed by a white picket fence, this extended detached home in Carlton Colville offers a lifestyle that suits families who want comfort, space and a welcoming setting to grow into.

The flint stone façade gives the property a charming presence, while practical additions such as a driveway providing off-road parking, an integral garage for storage use, a Zappi electric car charger and energy-efficient solar panels that were installed in 2022, make day-to-day living straightforward and future-focused.

Inside, the entrance hall introduces a bright and uplifting feel, with a WC neatly positioned for convenience. The living room is an inviting space where natural light enhances its calm atmosphere, ideal for relaxed evenings or weekend downtime.

From here, the home opens into the extended kitchen, dining and family area, a sociable heart of the house designed for modern routines. Navy cabinetry and a central island create a stylish yet functional kitchen, supported by integrated appliances including a dishwasher, double oven and induction hob. The dining and family area sits before French doors that lead out to the patio, encouraging easy indoor-outdoor living, while Velux windows draw in additional daylight to keep the space feeling open and enjoyable throughout the day.



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Upstairs, four bedrooms offer flexibility for family life. Three include built-in wardrobes, providing useful storage, and the fourth room adapts well as a home office, nursery or dressing room depending on changing needs. The large principal bedroom enjoys its own private en-suite shower room, and the remaining rooms are served by a family bathroom, both recently re-fitted with contemporary suites.

The rear garden has been thoughtfully landscaped to create a pleasant backdrop for outdoor living. A new patio, laid in 2024, provides a spot for seating and summer dining, with a lawn and planted borders adding colour and interest.

Altogether, this is a home that supports a comfortable, family-led lifestyle, a place with character, practicality and room to grow, set within a desirable corner of Carlton Colville.

Agents Notes

Freehold.

Connected to mains gas, drainage, water and electricity.

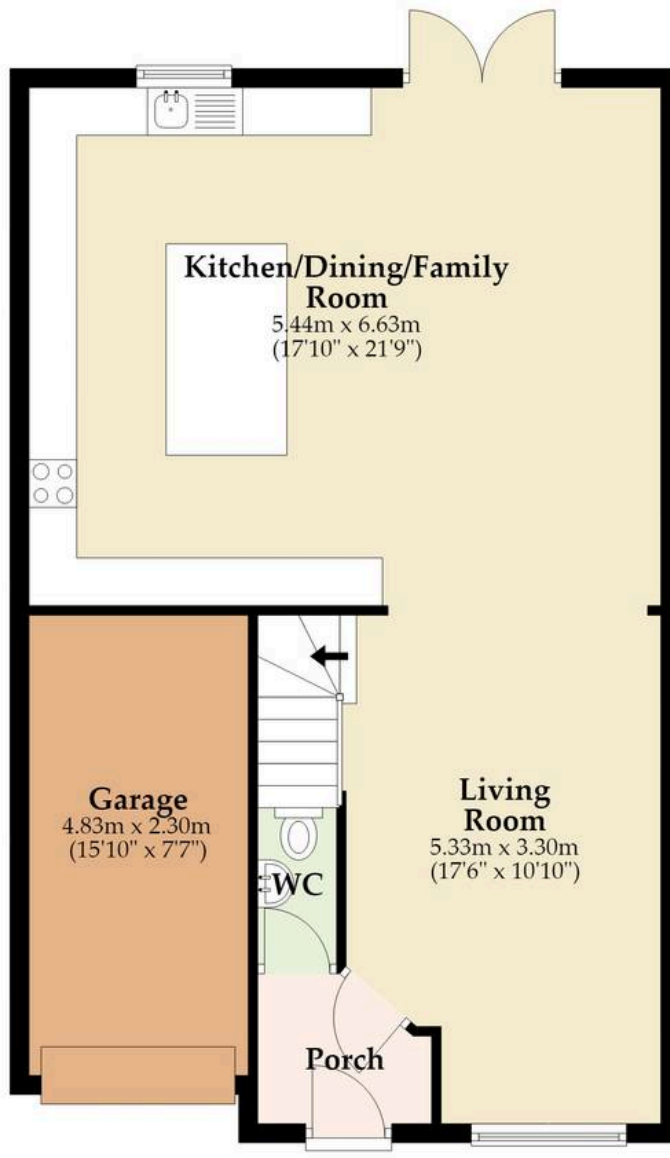
Gas central heating system.



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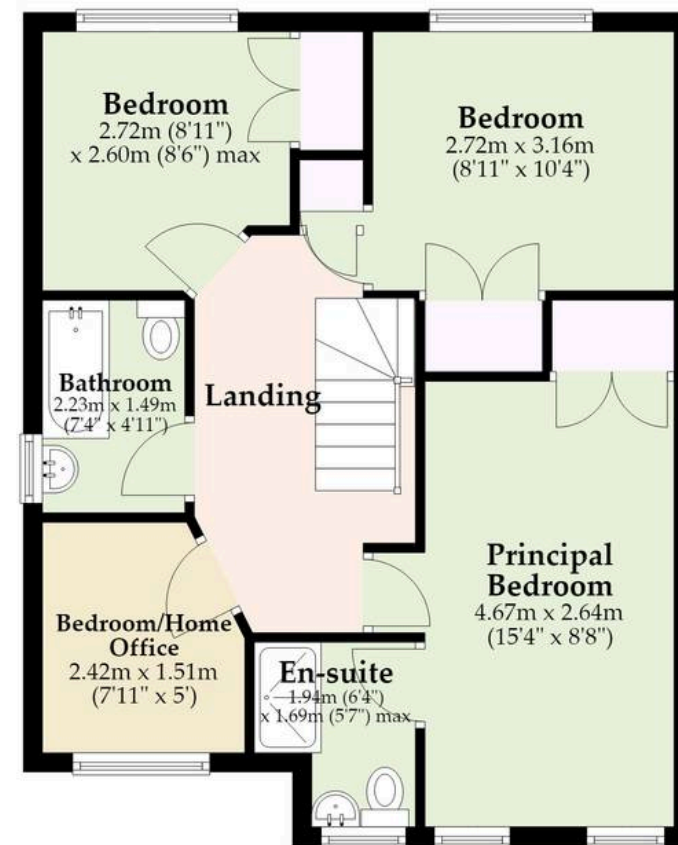
Ground Floor

Approx. 70.8 sq. metres (762.5 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



Total area: approx. 124.0 sq. metres (1334.7 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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