



22 Coverdale, Carlton Colville

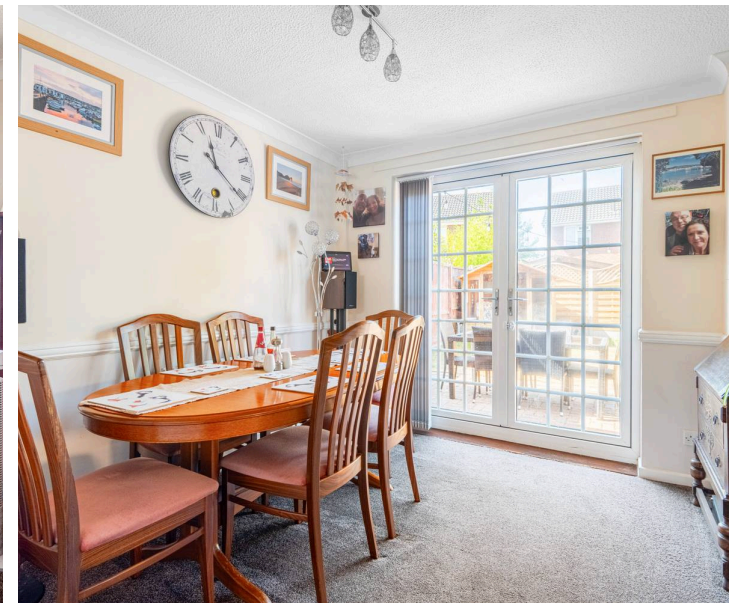
Minors & Brady



22 Coverdale

Carlton Colville, Lowestoft

A detached home set along a quiet residential road, this property offers a welcoming and well-maintained environment with a series of thoughtful updates, including a new front door, stable rear door, electric garage shutter and refreshed exterior finishes. Inside, the bay-fronted living room flows into the dining room and out to the garden, creating an easy setting for family life, while the kitchen, lobby and WC add everyday convenience. Upstairs, three bedrooms and a family bathroom with a new shower provide comfortable accommodation. The private garden, complete with lawn, patio and two summer houses, enhances the lifestyle appeal, offering space for relaxation, play and outdoor enjoyment. Altogether, this is a home that has been steadily improved and carefully looked after, presenting a reassuring and appealing choice for anyone seeking a settled family property in a peaceful neighbourhood.



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22 Coverdale

Carlton Colville, Lowestoft

- Detached family home set along a quiet residential road in Carlton Colville
- Strong kerb appeal with a driveway providing generous off-road parking
- Integral garage with electric roller shutter door and plumbing for appliances
- Bay-fronted living room opening into a dining room with French doors to the garden
- Practical kitchen with fitted cabinetry, freestanding oven and space for appliances
- Three comfortable bedrooms offering suitable family accommodation
- Family bathroom with a modern three-piece suite and updated shower
- Private rear garden with lawn, patio and two summer houses for versatile use
- 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

Coverdale sits within a well-established residential pocket of Carlton Colville, offering a calm suburban setting with everyday convenience close at hand. Along Ashburnham Way, residents have a choice of local shops and services, with the Tesco petrol station on Beccles Road providing a reliable stop for essentials. Larger supermarkets are only a short drive away at Pakefield Retail Park, where Morrisons, Aldi and Sainsbury's offer comprehensive grocery options.

Education is well covered. Carlton Colville Primary School and Grove Primary School are the closest, while Pakefield High School and Pakefield Primary sit just over the boundary, making school runs straightforward.

One of the area's strongest lifestyle features is its proximity to Carlton Marshes, a celebrated Suffolk Wildlife Trust reserve. Its expansive reedbeds, walking routes and wildlife habitats give residents an easy escape into nature, ideal for weekend walks and outdoor downtime.

Transport links are practical and direct, with Beccles Road connecting quickly towards Lowestoft, Pakefield and the wider A146 corridor for routes to Beccles and Norwich. Bus services run regularly through the area, supporting simple travel without relying on a car.

The coastline is close enough to shape daily life. Pakefield Beach and the wider Lowestoft seafront are only a short drive away, offering sandy stretches, cafés and open sea views that add a relaxed coastal dimension to the location.



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Carlton Colville, Lowestoft

Coverdale

A well-presented detached home set along a quiet residential road, this property offers a comfortable and practical setting for family life.

With strong kerb appeal, a newly laid driveway provides generous off-road parking, complemented by an electric roller shutter garage door and plumbing to the garage for a washing machine, fridge and hose connection.

The recent upgrades continue across the exterior, including new fascia's and gutters, new fences, a new front door and a stable rear door.

Stepping inside, the entrance hall creates a welcoming first impression and leads through to a spacious living room. This is a bright and relaxing space, enhanced by a large front-facing bay window, ideal for everyday family time. It opens seamlessly into the dining room, forming a sociable layout for gatherings and everyday living, with French doors drawing you out to the garden.



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The kitchen provides wall and base cabinetry, a freestanding oven and practical areas for appliances, with an adjoining lobby and a convenient WC.

The first floor offers three well-proportioned bedrooms, each providing comfort and privacy, along with a family bathroom featuring a three-piece suite and a newly fitted shower.

The rear garden is a private and enjoyable outdoor space, with a patio for dining, a lawn for play and two summer houses offering scope for hobbies, storage or quiet moments away from the main home. The stable door from the kitchen adds a charming touch, connecting indoor living with the garden effortlessly.

This is a home that has been thoughtfully improved over time, offering a blend of comfort, practicality and lifestyle appeal. With its quiet setting, family-friendly layout and a series of valuable upgrades, it presents an inviting opportunity for those seeking a well-cared-for residence in a settled neighbourhood.

Agents Notes

Freehold.

Connected to mains gas, electricity, drainage and water.

Gas central heating system.

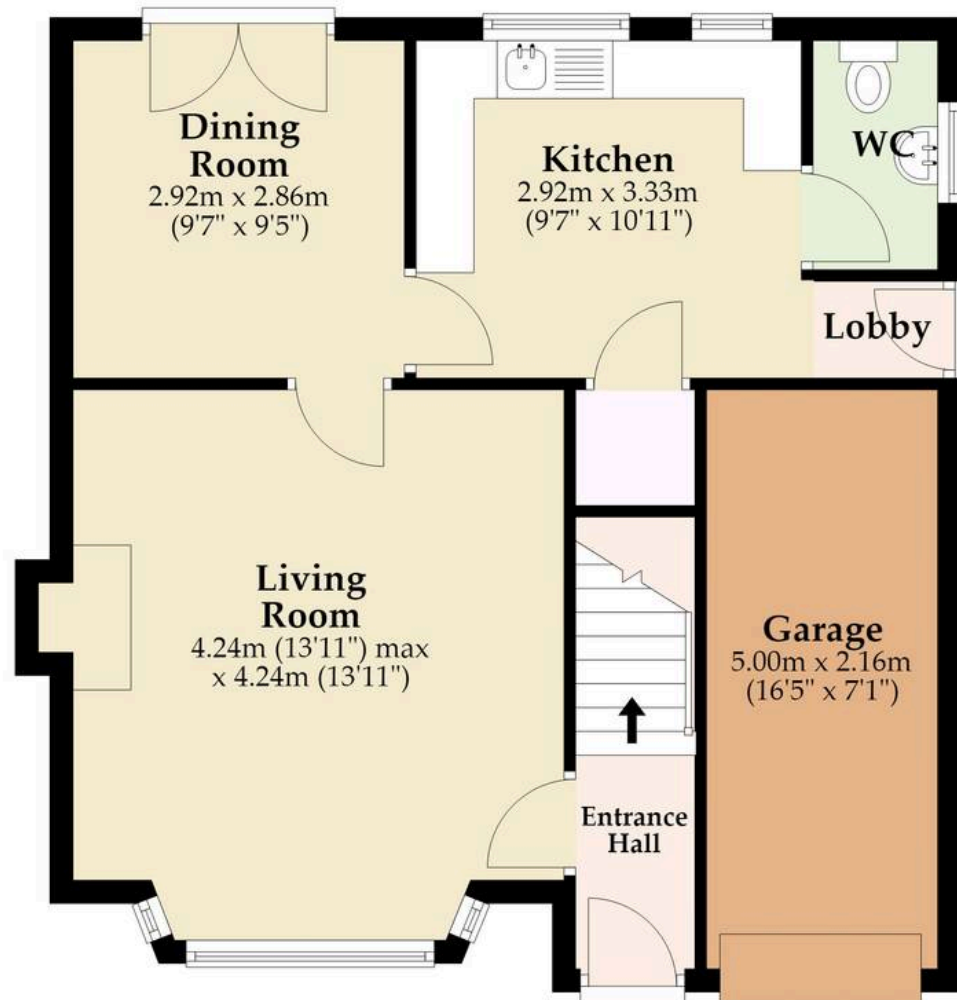


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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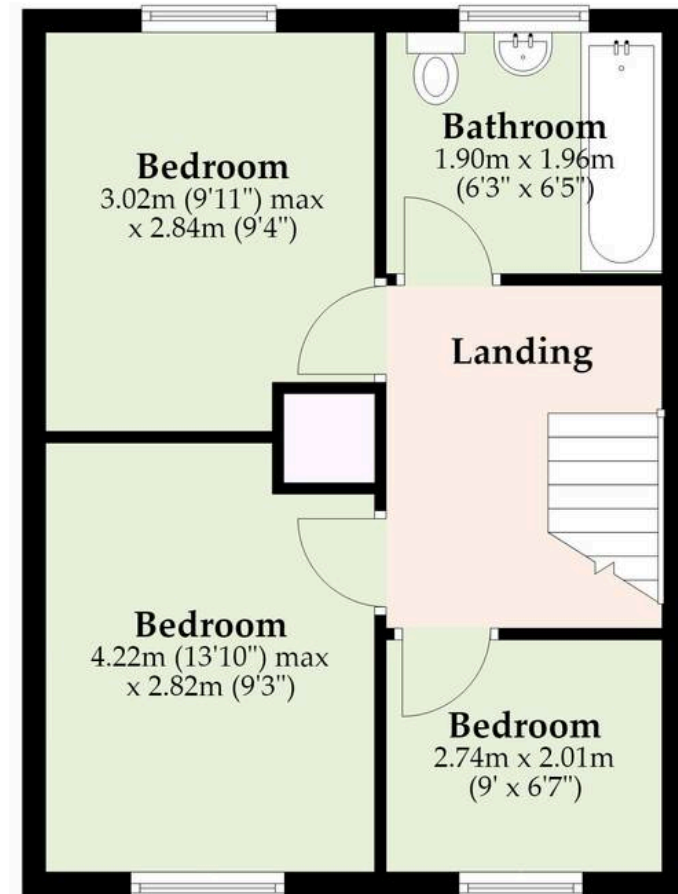
Ground Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 99.4 sq. metres (1070.1 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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