



2 Alder Drive, Carlton Colville

Minors & Brady



2 Alder Drive

Carlton Colville, Lowestoft

Alder Drive sets the scene for a home that immediately feels inviting, with its generous plot, beautifully presented interior and a layout designed to support an easy, enjoyable way of living. This detached property brings together its best features with confidence: a bright entrance hall, an appealing sitting room centred around a characterful log burner, a separate dining room for family occasions, a light-filled sun room overlooking the garden and a modern, well-equipped kitchen with contemporary fittings. Upstairs, three comfortable bedrooms and a stylish family bathroom offer a calm and practical arrangement for daily life. Outside, the private rear garden provides excellent space for outdoor dining, play and gardening, complemented by a powered summerhouse and a powered garage with gated access. Altogether, it is a home that feels settled, well cared for and ready to enjoy from the moment you arrive.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Trees on the green at the front of the property are protected by a Tree Preservation Order and cannot be removed.



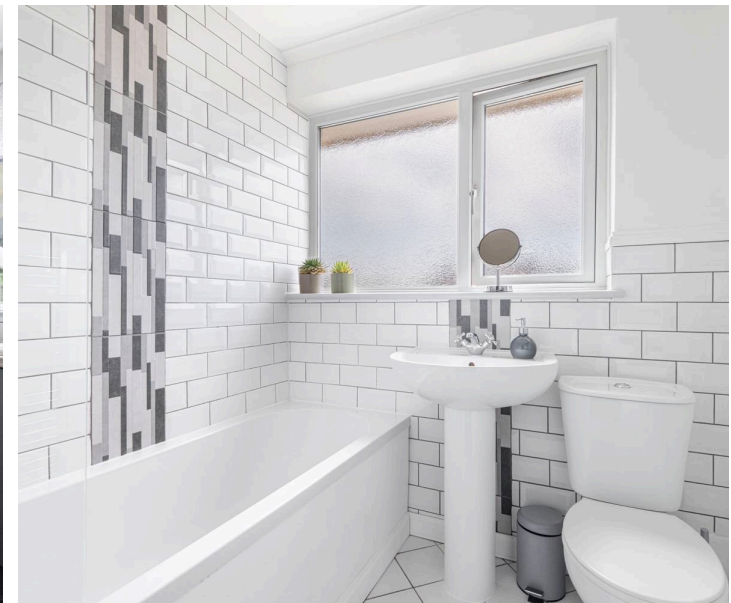
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2 Alder Drive

Carlton Colville, Lowestoft

- Detached family home set within a quiet and well-established cul-de-sac
- Beautifully presented throughout with a bright, welcoming interior and thoughtful extension
- Inviting sitting room centred around a characterful log burner with exposed brick surround
- Separate dining room providing a defined space for family meals and entertaining
- Light-filled sun room offering an appealing additional living area with garden views
- Modern fitted kitchen featuring contemporary units, extended worksurfaces, soft-close cabinetry, built-in oven, hob and space for appliances
- Three comfortable and versatile bedrooms suitable for family life, guests or home working
- Contemporary family bathroom finished with a white suite, bath with shower over, wash basin, WC and heated towel rail
- Generous and private rear garden with lawn, patio and ample space for outdoor dining, children's play and gardening
- Powered summerhouse and powered garage with personnel door and gated access, adding valuable extra space and practicality



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The Location

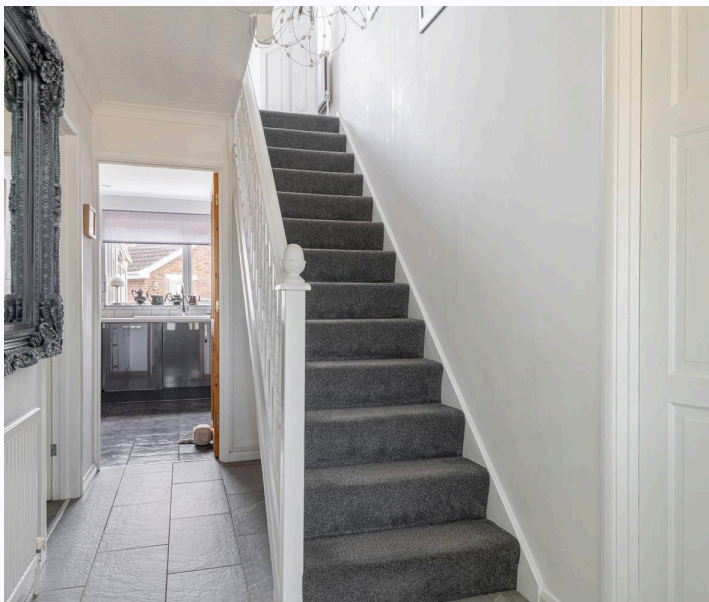
Alder Drive sits within a well-established residential pocket of Carlton Colville, offering a calm suburban setting with everyday convenience close at hand. Along Ashburnham Way, residents have a choice of local shops and services, with the Tesco petrol station on Beccles Road providing a reliable stop 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

Alder Drive

Alder Drive enjoys a calm, well-established setting, and this detached family home makes the most of it, offering a welcoming atmosphere, smart presentation and a layout that works effortlessly for modern family life. The property has been sensitively extended and improved, creating a home that feels settled, comfortable and ready for its next owners.

The entrance hall sets a bright and uplifting tone, with a sense of space that continues throughout the ground floor. The sitting room is a particularly inviting area, centred around a characterful log burner set within an exposed brick surround, giving the room a warm focal point during the cooler months. From here, the accommodation flows into a separate dining room, ideal for everyday meals or more formal occasions, and beyond this lies the sun room, a wonderfully light space that brings the garden into daily view and offers an appealing spot for reading, relaxing or simply enjoying the changing seasons.

The kitchen is fitted with a full range of modern units and extended worksurfaces, complemented by soft-close cabinetry, an inset sink with mixer tap, built-in oven, counter-top hob and space for essential appliances. Its practical layout supports busy routines with ease, while the cloakroom adds welcome convenience to the ground floor.





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Upstairs, the home provides three comfortable bedrooms, each offering flexibility for sleeping, working or hobbies. The family bathroom is finished in a contemporary white suite, featuring a bath with shower over, wash basin, low-level W.C., heated towel rail and tasteful tiling that completes the space with a clean, modern feel.

The gardens enhance the lifestyle appeal of the property. The frontage is neatly arranged with lawn and planting, giving the home an attractive approach.

The rear garden is generous and private, offering plenty of space for outdoor dining, children's play and gardening. A formal patio sits close to the house, with the remainder laid to lawn and complemented by areas suitable for sheds or a greenhouse.

A fully powered summerhouse provides an excellent additional feature, while the powered garage, complete with personnel door and gated rear access, adds further practicality.

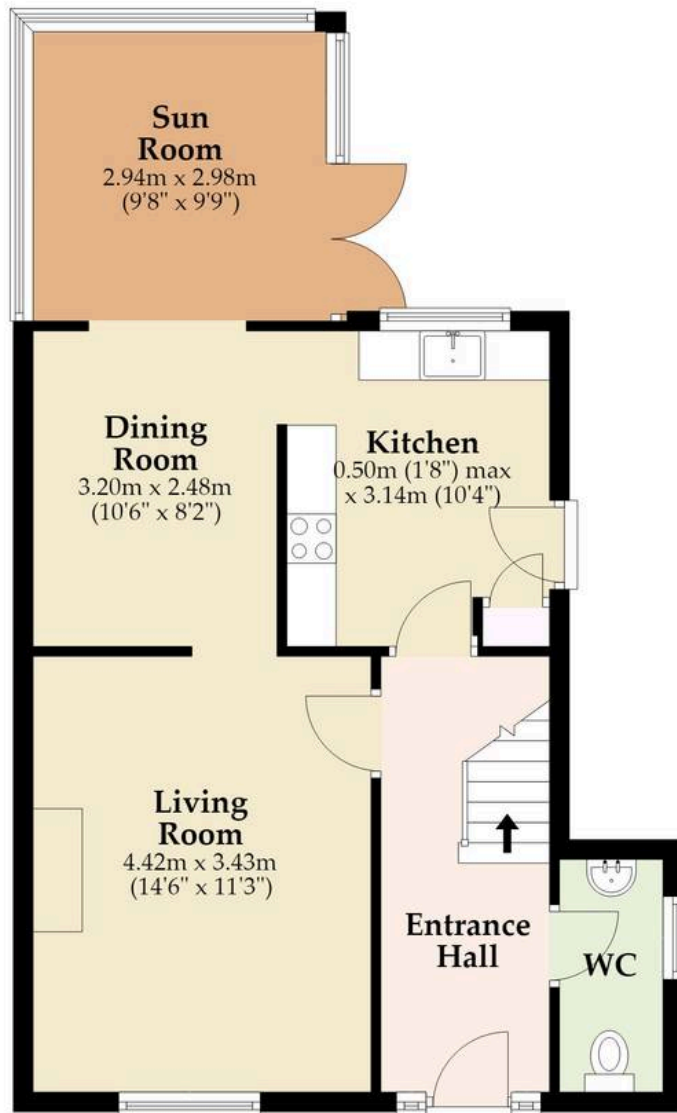
Altogether, this is a beautifully presented home in a quiet cul-de-sac, offering a thoughtful balance of comfort, style and everyday convenience. It is well suited to buyers seeking a property that feels settled, well cared for and ready to enjoy.



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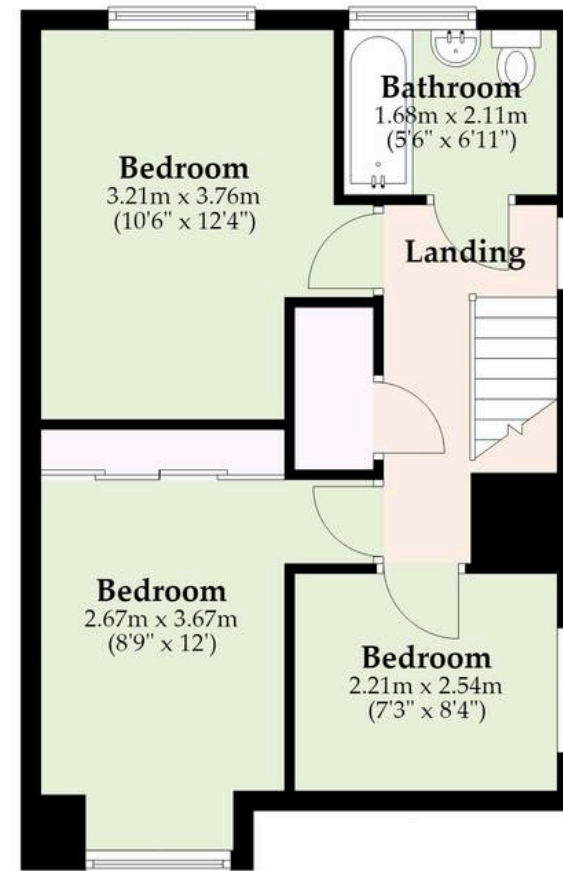
Ground Floor

Approx. 51.8 sq. metres (558.1 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 92.1 sq. metres (991.5 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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