



42 Cowslip Crescent, Carlton Colville

Lowestoft



Minors & Brady

42 Cowslip Crescent

Carlton Colville, Lowestoft

A well-situated semi-detached home in Carlton Colville, this property offers a straightforward layout and clear potential for improvement. Inside, an entrance hall leads to an open-plan living and dining room, a conservatory opening to the garden, and a kitchen with fitted cabinetry and appliance spaces.

Upstairs are three bedrooms and a bathroom with a classic three-piece suite. The south-facing garden features a patio, lawn and timber shed, while the front provides a garden area, driveway parking and a large garage. A practical choice for first-time buyers or investors seeking a project in a consistently popular residential setting.

- Semi-detached residence positioned down a residential road in the desirable area of Carlton Colville
- Suitable for first-time buyers looking to modernise a property or investors wanting a renovation project
- Open-plan living/dining room
- Conservatory with French doors that open out to the garden
- Kitchen fitted with cabinetry and areas for appliances
- Three bedrooms and a bathroom with a classic three-piece suite
- A private, south-facing garden featuring a patio, laid to lawn and a timber shed
- A driveway for off-road parking, a large garage and a front garden
- Easy access to a wide range of amenities, including shops, schools, transport links and the scenic coastline





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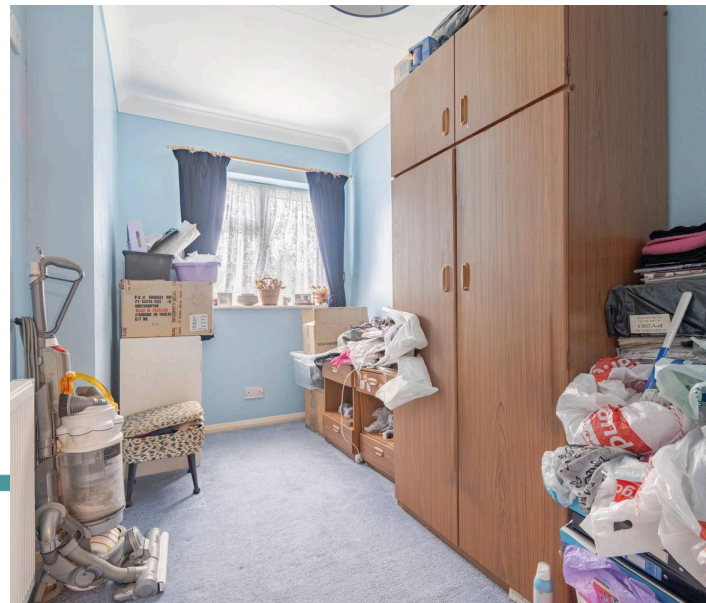
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Carlton Colville, Lowestoft

The Location

Cowslip Crescent sits within a settled residential part of Carlton Colville, giving you a practical and comfortable base with everyday amenities close by. The area is well served for local shopping, with the Co-op on Ashburnham Way, Londis on Famona Road and Bains Store on Harrop Dale all within straightforward reach for groceries and essentials. Larger trips are simple too, with Pakefield Retail Park offering recognised national retailers and useful services.

Families have strong schooling options nearby, including Carlton Colville Primary School, Grove Primary School and Pakefield Primary School. Regular bus routes link the neighbourhood to Lowestoft, Pakefield and surrounding coastal areas, while road connections support easy movement around town. Altogether, the location suits a lifestyle centred on convenience, community and access to the things you need day to day.



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42 Cowslip Crescent

Carlton Colville, Lowestoft

A semi-detached home set along a residential road in Carlton Colville, this property offers a practical layout and clear scope for updating. It suits first-time buyers wanting a project they can shape over time, as well as investors looking for a renovation opportunity in a consistently popular area.

The ground floor includes an entrance hall, an open-plan living and dining room, and a conservatory with French doors leading out to the garden. The kitchen is fitted with cabinetry and has allocated spaces for appliances.

Upstairs, there are three bedrooms and a bathroom arranged with a classic three-piece suite.

The south-facing rear garden features a patio, lawn and a timber shed.

To the front, the property benefits from a garden area, driveway parking and a large garage.

A well-located home offering solid potential for improvement.

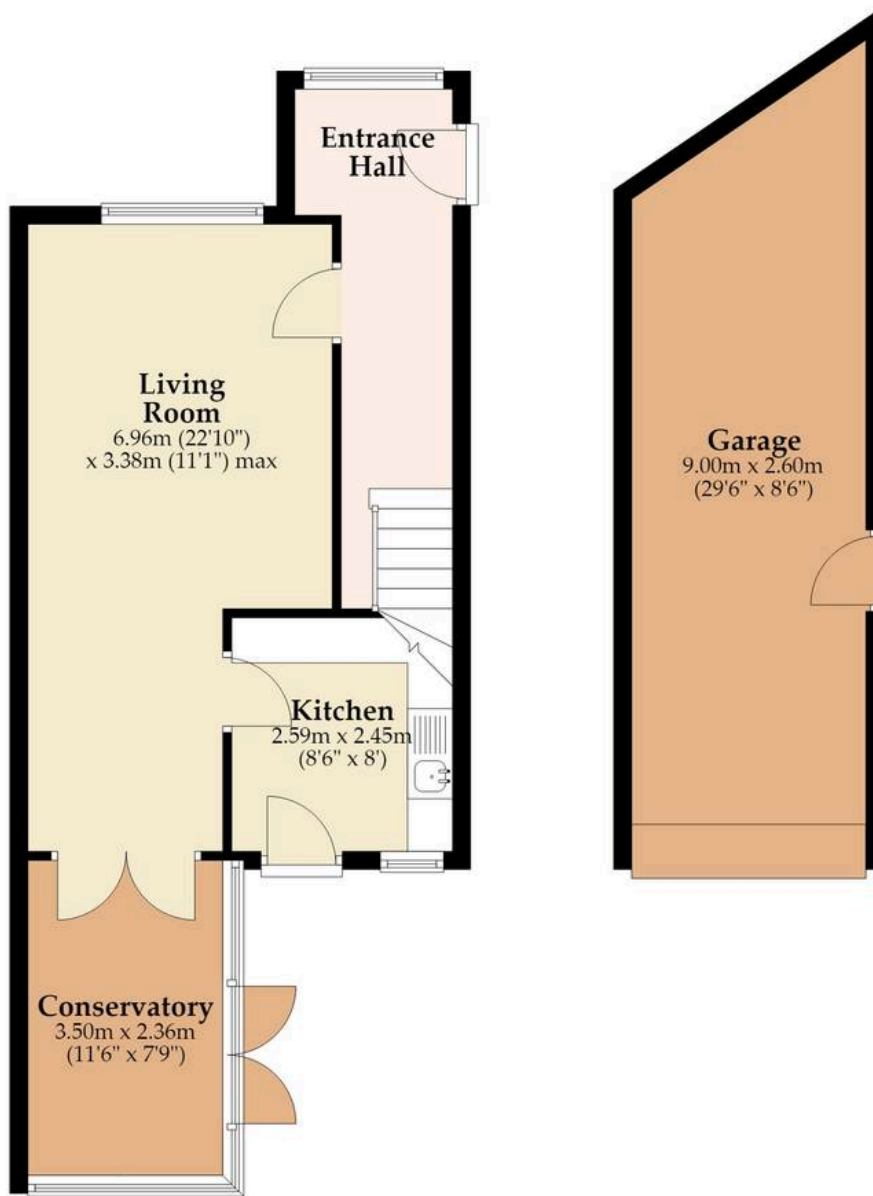
Agents Notes

Freehold



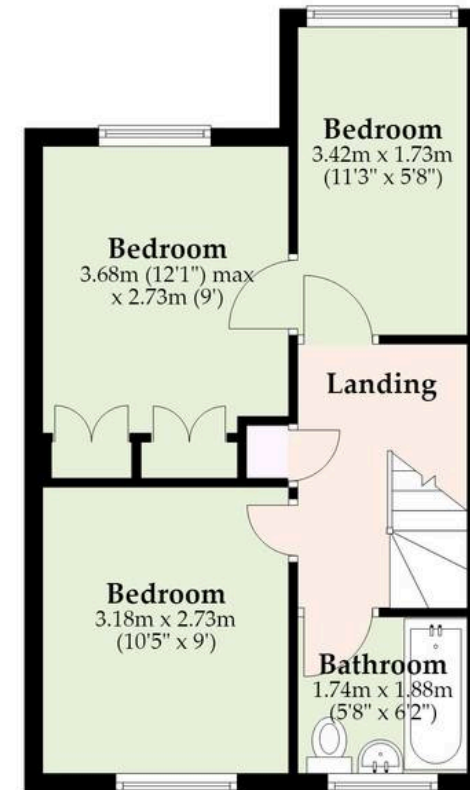
Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



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Total area: approx. 99.8 sq. metres (1074.7 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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