



45 Rounces Lane, Carlton Colville

Minors & Brady



45 Rounces Lane

Carlton Colville, Lowestoft

Set within the ever-popular Carlton Colville area, this beautifully modernised two-bedroom semi-detached home offers the increasingly rare opportunity to simply unpack and enjoy. Thoughtfully updated throughout, the property has been enhanced with contemporary finishes, a stylish newly fitted kitchen and bathroom, and a generous west-facing garden that makes the most of the afternoon and evening sunshine. With bright, well-proportioned accommodation, quality fixtures and fittings, and the added benefit of a detached garage, this is a home perfectly suited to buyers seeking comfort, convenience and modern living without the need for further work.

- Offered chain free
- Renovated two-bedroom semi-detached bungalow
- Presented in excellent condition throughout and ready to move into
- Generous sitting/dining room ideal for everyday living and entertaining
- Contemporary fitted kitchen with integrated oven, microwave, gas hob, dishwasher and fridge/freezer
- Newly fitted bathroom with quality fixtures and fittings
- Principal bedroom positioned to the front of the property
- Versatile second bedroom overlooking the rear garden
- Generous west-facing rear garden enjoying afternoon and evening sunshine
- A large driveway providing off-road parking and a detached garage



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Beautifully refurbished and thoughtfully updated throughout, this attractive two-bedroom semi-detached home presents an excellent opportunity for those seeking a property that is ready to enjoy from day one.

A spacious entrance hall creates an immediate sense of welcome and leads through to the main accommodation. The front reception room is perfect for seating and dining arrangements, with a large front-facing window that floods the space in an abundance of natural light.

The newly installed kitchen is a standout feature of the home, thoughtfully designed with both practicality and style in mind. Fitted with sleek cabinetry, attractive work surfaces and a range of integrated appliances including an oven, microwave, gas hob, dishwasher and fridge/freezer, it provides a well-equipped space suited to modern lifestyles. The layout has been carefully considered to maximise storage and functionality while maintaining a bright and contemporary feel.

The principal bedroom is positioned at the front of the property, providing a bright and comfortable space, while the sitting room offers an inviting setting for both everyday living and entertaining.

Located towards the rear, the second bedroom enjoys views over the garden and offers flexibility for a variety of uses, whether as a guest bedroom, home office or hobby room.



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The bathroom has been recently replaced and is finished with contemporary sanitaryware, quality fixtures and fittings, and a clean, modern aesthetic.

Outside, the property continues to impress. The generous west-facing rear garden enjoys sunshine throughout the afternoon and into the evening, creating an ideal setting for outdoor dining, social gatherings or simply spending time outdoors.

To the rear, a detached garage provides secure parking, useful storage space or potential for workshop use.

Further benefits include double-glazed windows throughout and comprehensive modernisation works, ensuring buyers can move straight in without the need for immediate improvement or renovation.

A stylish and fully modernised home, offering contemporary interiors, quality fixtures and fittings, a beautifully equipped kitchen, generous outdoor space and the ease of a move-in-ready property in one of Carlton Colville's most established residential locations.

Agents Notes

Freehold.

Gas central heating system.

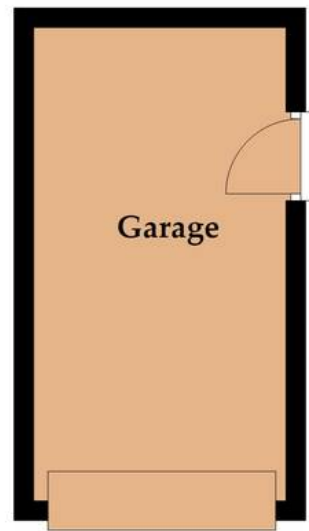
Connected to mains gas, water, electricity and drainage.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features

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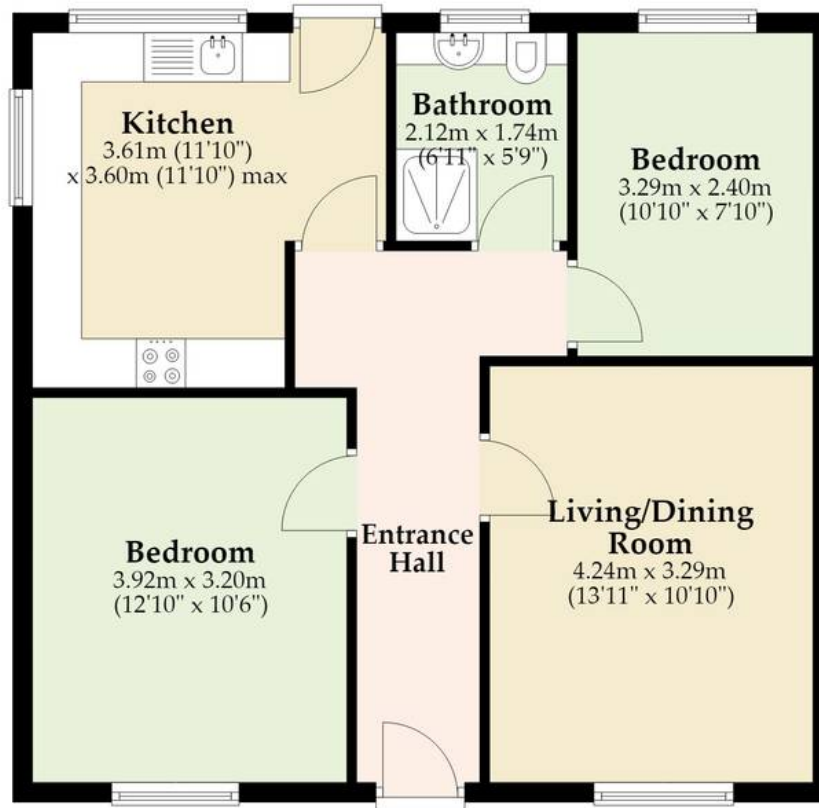


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)
(excluding Garage)



Total area: approx. 60.6 sq. metres (652.4 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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