



2 Rio Close, Carlton Colville

Minors & Brady



2 Rio Close

Carlton Colville, Lowestoft

Situated in a popular residential area of Carlton Colville, this well-presented semi-detached home offers a wonderful opportunity to enjoy easy, low-maintenance living in a location that places everyday amenities, schools and green spaces within easy reach. Thoughtfully arranged throughout, the property features bright living accommodation, two comfortable double bedrooms, a private rear garden designed for both relaxation and entertaining, and the added convenience of allocated parking. Whether you're taking your first step onto the property ladder, searching for an investment or simply looking for a home that is ready to move straight into, this appealing residence offers comfort, practicality and lifestyle in equal measure.

- Semi-detached residence positioned down a quiet cul-de-sac in the desirable area of Carlton Colville
- Suitable choice for first-time buyers or investors, looking for a well-presented property
- Kitchen is fitted with cabinetry, an integrated oven, plumbing for a washing machine and direct access out to the garden
- Spacious, light-filled living room that invites relaxation and entertaining
- Two double bedrooms offering comfort and privacy
- Family bathroom comprising of a three-piece suite
- A private, maintained garden featuring a raised decked terrace for outdoor seating, a laid to lawn and a timber storage shed
- Two allocated parking spaces
- Easy access to a wide range of amenities, including shops, schools, transport links and the scenic coastline







2 Rio Close

Carlton Colville, Lowestoft

A side entrance hall welcomes you into the home and leads through to the principal accommodation. The kitchen is fitted with a range of cabinetry providing ample storage and workspace, alongside an integrated oven and plumbing for a washing machine. A door opens directly onto the rear garden, creating an easy connection between indoor and outdoor living.

The living room forms the heart of the home, offering a bright and generously proportioned space for everyday living. Filled with natural light, it provides plenty of room for both relaxing and entertaining, creating an inviting setting throughout the year.

Upstairs, the property features two well-sized double bedrooms, each offering a comfortable and private environment with space for a range of furnishings. Whether used as sleeping accommodation, a guest room or a home office, the layout lends itself well to modern lifestyles.

The family bathroom is fitted with a three-piece suite and serves the first-floor accommodation.



M&B

2 Rio Close

Carlton Colville, Lowestoft

Outside, the rear garden has been carefully maintained and enjoys a good degree of privacy. A raised decked terrace provides an ideal spot for outdoor dining and seating, overlooking a lawned garden that offers space to enjoy throughout the seasons. A timber storage shed provides useful additional storage for garden equipment and outdoor essentials.

Further benefits include two allocated parking spaces, adding convenience for homeowners and visitors.

Well placed for local amenities, schools, parks and transport links, this appealing home offers the ideal balance of practicality and lifestyle. Ready to move straight into and enjoy, it presents an excellent opportunity to secure a home in one of Carlton Colville's most popular residential locations.

Agents Notes

Freehold.

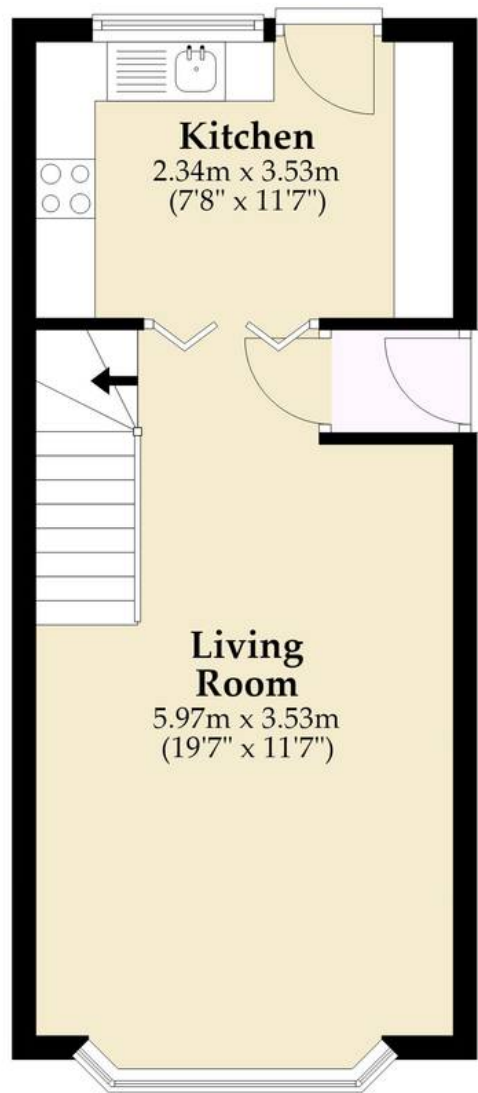
Connected to mains water, electricity and gas.

Gas central heating system.



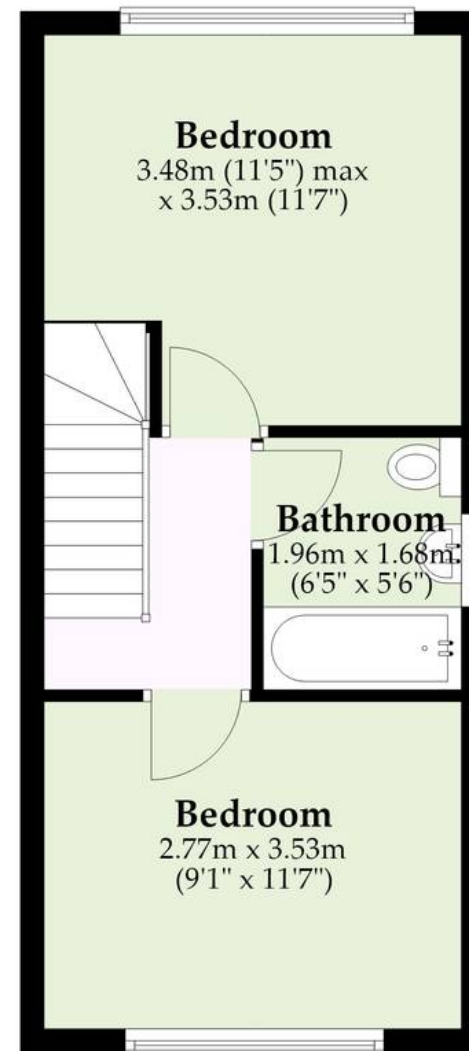
Ground Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 59.5 sq. metres (640.9 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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Ollee*
Property Consultant

Minors & Brady
Your home, our market



oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk