



36 Bloomfield Way, Carlton Colville

Minors & Brady



36 Bloomfield Way

Carlton Colville, Lowestoft

Set within one of Carlton Colville's most popular residential neighbourhoods, this beautifully presented semi-detached home offers a lifestyle centred around comfort, convenience and modern family living. Extended to create bright, spacious accommodation throughout, it has been thoughtfully designed for the rhythms of everyday life, from relaxed evenings in the sitting room to family meals and entertaining in the sociable open-plan kitchen and dining space. With a well-maintained garden, versatile bedrooms and a move-straight-in finish, this is a home that effortlessly adapts to a range of lifestyles, making it an appealing choice for first-time buyers, growing families and investors.



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The Location

Bloomfield Way is situated within the popular village of Carlton Colville, offering a pleasant residential setting with convenient access to a wide range of local amenities. The area is highly regarded by couples, families, and retirees, benefiting from its excellent community atmosphere and proximity to both Lowestoft and the Norfolk Broads.

Residents enjoy easy access to a variety of shops, supermarkets, schools, healthcare facilities, and everyday conveniences, while nearby Oulton Broad provides an excellent selection of cafés, restaurants, public houses, and leisure opportunities. The picturesque Broads National Park is also close at hand, offering beautiful waterside walks, boating activities, and opportunities to enjoy the surrounding countryside.

The area benefits from good transport connections, with nearby rail services from Oulton Broad and Lowestoft providing links to Norwich and surrounding destinations. Road connections via the A146 and A12 offer convenient access to Lowestoft, Norwich, Great Yarmouth, and the wider region.

Bloomfield Way offers an attractive residential location for those seeking a well-connected setting close to local amenities, excellent schools, and the many attractions of Carlton Colville, Oulton Broad, and the Suffolk coast.



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Bloomfield Way

Positioned along a quiet residential road in the sought-after area of Carlton Colville, this beautifully presented semi-detached residence offers a stylish and practical home suited to a variety of buyers, from first-time purchasers and families to those seeking a ready-made investment opportunity. Having been thoughtfully extended, the property provides generous and contemporary accommodation throughout, with a layout perfectly suited to modern day living.

A porch entrance welcomes you inside, leading through to the spacious sitting room, a warm and inviting setting for everyday living, whether enjoying a quiet evening at home or gathering with family and friends.

At the heart of the home is the impressive open-plan kitchen and dining room, designed around the way people live today. With French doors opening directly onto the garden, the space is filled with natural light and encourages easy indoor-outdoor living during the warmer months. The kitchen is fitted with stylish cabinetry and well-considered fixtures and fittings, including a range-style oven, integrated dishwasher, central island ideal for casual dining and social occasions, space for a fridge/freezer and a useful storage cupboard. The dining area provides ample room for entertaining, family meals and special occasions alike.



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Adding further practicality is a contemporary utility/shower room, finished with modern fixtures and fittings and offering valuable additional convenience for busy households.

The first floor comprises three comfortable bedrooms, each offering flexibility to suit changing needs. Whether utilised as sleeping accommodation, a home office, nursery or dressing room, the rooms provide versatility for a range of lifestyles. A family bathroom completes the accommodation, fitted with a three-piece suite and presented in a timeless style.

Outside, the rear garden has been well maintained and provides an attractive extension of the living space. A patio area creates the perfect setting for outdoor dining, summer entertaining or simply enjoying the surroundings, while the lawn offers space for children, pets or those who love to garden. A timber storage shed provides useful external storage.

To the front, a driveway offers the convenience of off-road parking.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

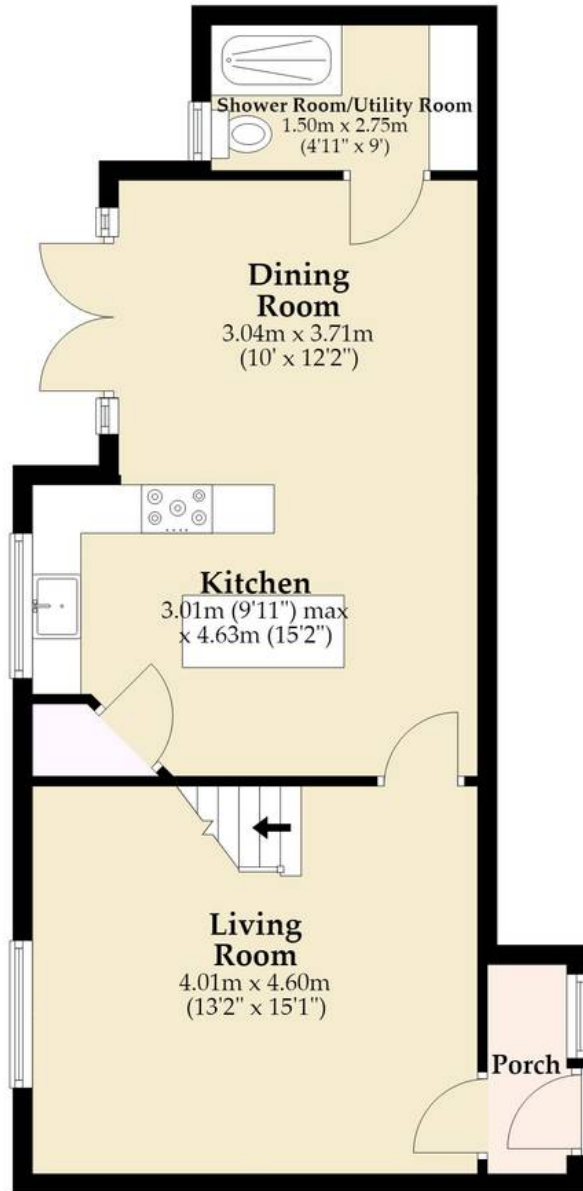
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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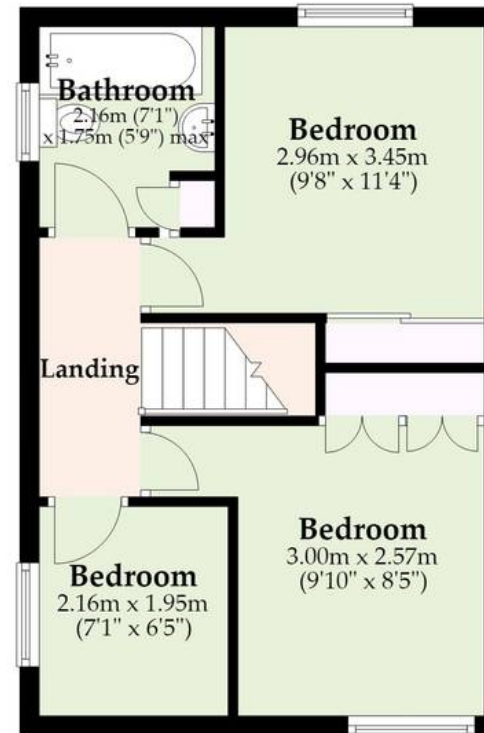
Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



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Total area: approx. 83.4 sq. metres (898.2 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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