



4 Southfield Gardens, Lowestoft

Minors & Brady



4 Southfield Gardens

Lowestoft

Offered chain free, this extended semi-detached home offers versatile living space, a maintained garden and a range of practical modern features. Filled with natural light, the property includes a spacious bay-fronted sitting room, flexible reception accommodation, three comfortable bedrooms and attractive outdoor areas designed for both relaxation and entertaining. Multiple decked terraces, mature planting, off-road parking, an EV charging point and a boiler installed in 2019 further enhance its appeal, creating a home well suited to modern family life and ready to be enjoyed from the outset.

- Offered chain free!
- Extended semi-detached residence positioned in the coastal town of Lowestoft, with easy access to local amenities
- New boiler installed in 2019
- Spacious living room with a large front-facing bay-window, inviting relaxation and entertaining
- Kitchen is fitted with cabinetry, an integrated oven, microwave, ceramic hob and areas for your own appliances
- Dining room and a flexible reception room/bedroom, that has the potential to be converted into a utility room if required (stpp)
- Three bedrooms offering comfort and privacy, along with a family bathroom comprising of a three-piece suite
- A private, well-maintained rear garden featuring multiple decked terrace's for outdoor seating, a laid to lawn, planted beds and mature trees
- A shingle driveway providing off-road parking, a lawn front garden and timber sheds for storage
- EV car charging point





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The Location

Lowestoft Road is situated within the popular village of Carlton Colville, offering a convenient residential setting with easy access to a wide range of local amenities. The village is highly regarded for its strong community atmosphere, excellent local facilities, and convenient position on the southern outskirts of Lowestoft.

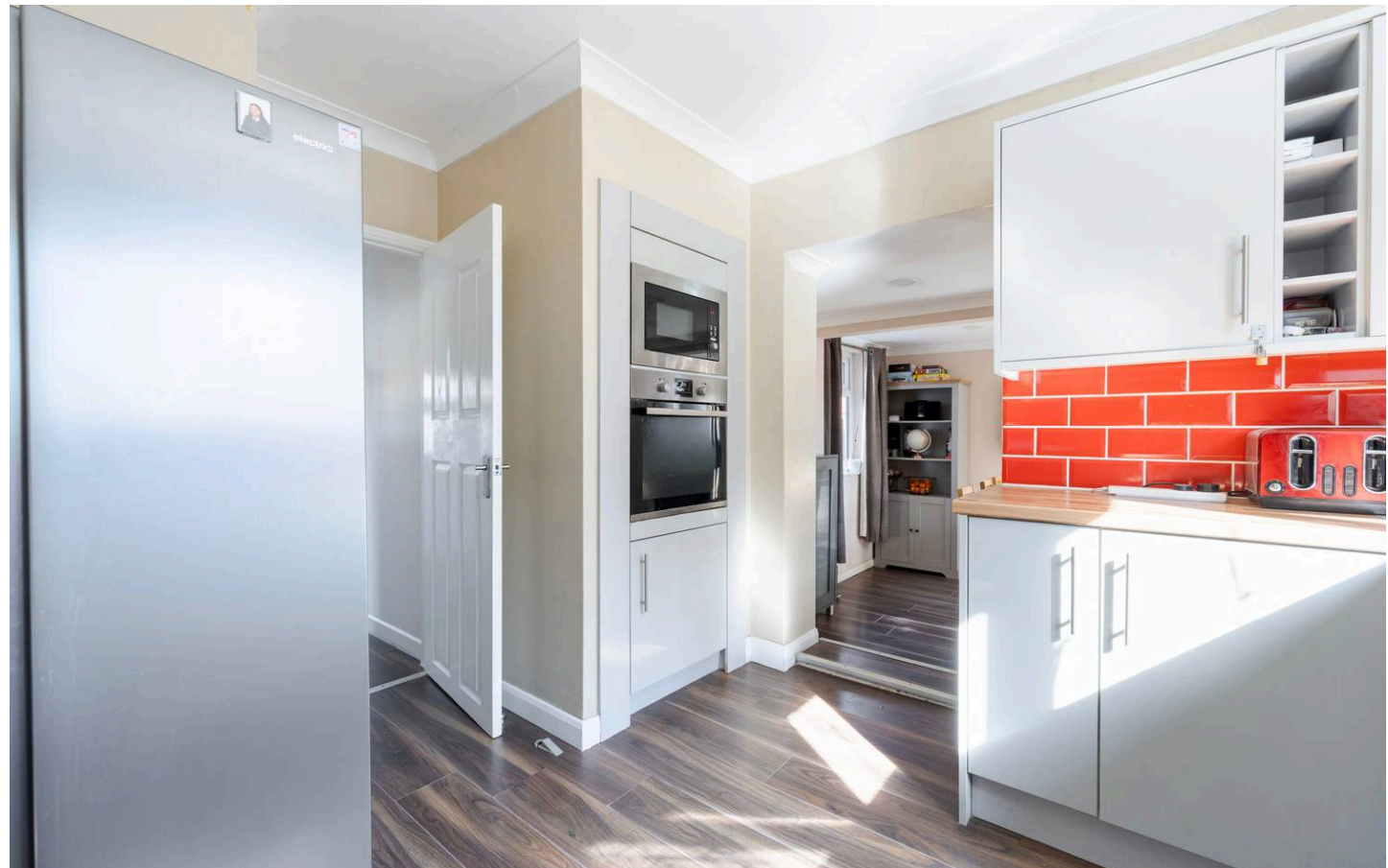
Residents benefit from a variety of shops, supermarkets, cafés, schools, and healthcare facilities, all readily accessible within the local area. Carlton Colville is particularly popular with families, thanks to its selection of well-regarded schools, recreational facilities, and nearby open green spaces.

The village enjoys close proximity to Pakefield, one of Suffolk's most sought-after coastal locations. Here, residents can enjoy a beautiful beach, scenic coastal walks, and a selection of popular cafés, pubs, and restaurants. Carlton Marshes Nature Reserve, one of Suffolk's premier wildlife destinations, is also nearby, offering extensive walking routes, open landscapes, and excellent opportunities to enjoy the area's natural surroundings.

Lowestoft's award-winning sandy beaches, vibrant town centre, and historic seafront are also within easy reach, providing a comprehensive range of shopping, leisure, and entertainment amenities. The area offers an excellent location for those wishing to enjoy both coastal attractions and the beautiful countryside.

The area benefits from excellent transport connections, with convenient access to the A146, A12, and A47, providing routes to Norwich, Great Yarmouth, Beccles, and the wider Norfolk and Suffolk region. Rail services are available from nearby Lowestoft stations, offering connections across East Anglia.

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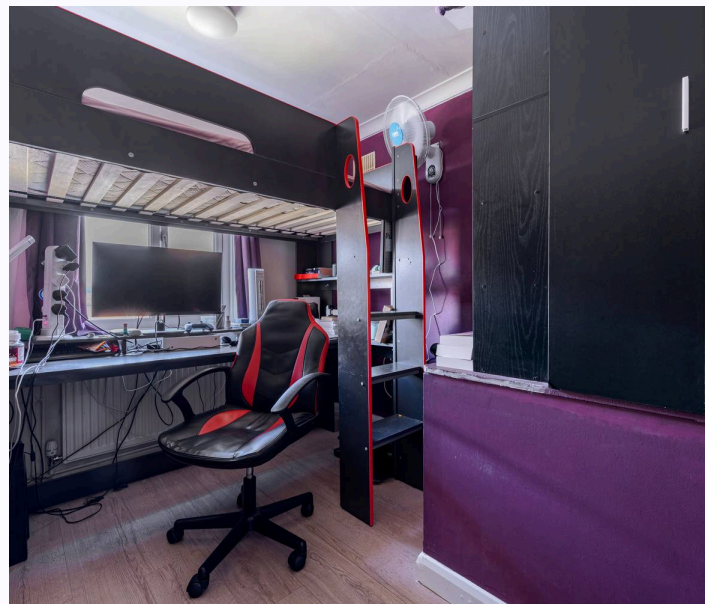
Lowestoft

A welcoming entrance hall sets the tone, with a useful storage cupboard providing everyday practicality from the moment you arrive. To the front of the home, the spacious sitting room is centred around a large bay window that fills the space with natural light throughout the day, creating an inviting setting for both quiet evenings and occasions with family and friends.

The kitchen has been fitted with a range of cabinetry and includes an integrated oven, microwave and ceramic hob, with dedicated space for additional appliances. Positioned adjacent to the kitchen, the dining room offers an ideal setting for everyday meals, weekend brunches and entertaining guests, with French doors that open out to the garden, adding to its appeal.

Further flexibility is provided by an additional reception room, currently used as a reception room, offering buyers the opportunity to tailor the space to their own requirements. Whether utilised as a home office, playroom or a hobby room, it adapts easily to changing lifestyles. Subject to the necessary permissions, there is also potential for conversion into a utility room if desired.

The first floor comprises three comfortable bedrooms, each providing a pleasant outlook and ample space for rest and relaxation. These are served by the family bathroom, fitted with a modern three-piece suite designed for everyday convenience.



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Outside, the rear garden has been carefully maintained and is arranged to make the most of outdoor living. Multiple decked terraces provide attractive spots for morning coffee, summer dining and social gatherings, while the lawn, established planted beds and mature trees create an appealing backdrop throughout the seasons. The garden offers a sense of privacy and a wonderful extension of the living space during warmer months.

To the front, a shingle driveway provides off-road parking, complemented by a lawned garden that enhances the property's kerb appeal. Timber sheds offer valuable storage for gardening equipment and outdoor essentials, while an EV charging point adds a practical feature for modern living.

Offering versatile accommodation, attractive gardens and excellent everyday convenience, this chain-free home presents a fantastic opportunity to enjoy coastal living in one of Suffolk's most well-connected seaside towns. A property equally suited to families, professionals and those looking for additional flexibility in their living space, it is ready to be enjoyed from day one.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

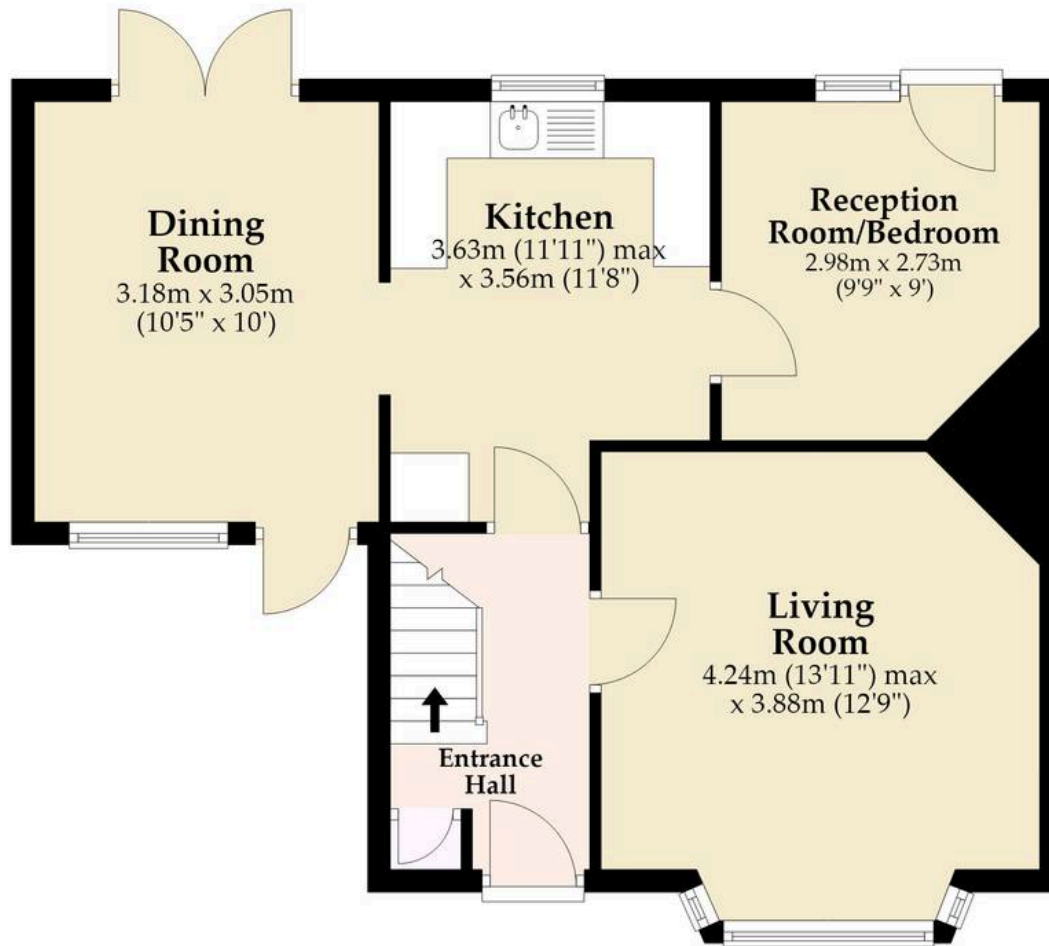
Gas central heating system.



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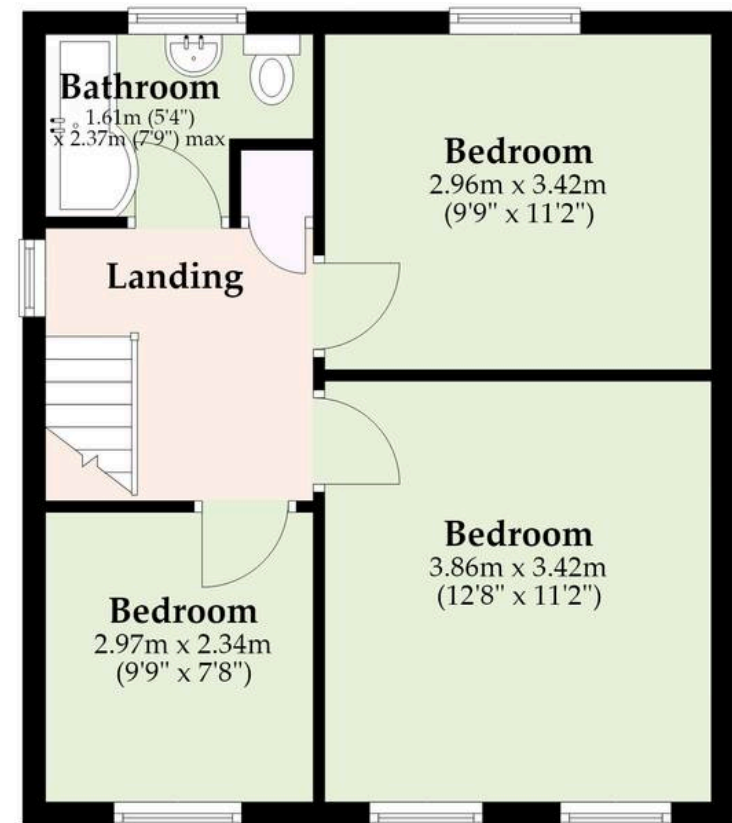
Ground Floor

Approx. 50.7 sq. metres (545.2 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 91.0 sq. metres (979.9 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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