



12 Lowestoft Road, Carlton Colville

Minors & Brady



12 Lowestoft Road

Carlton Colville, Lowestoft

Set within one of Carlton Colville's most sought-after locations and just a short walk from everyday amenities, this semi-detached bungalow offers a wonderful combination of stylish interiors, versatile living space and well-maintained gardens. Thoughtfully updated throughout, the property features a spacious L-shaped living and dining room, a modern fitted kitchen with separate utility room, two generous double bedrooms, a large family bathroom and a versatile loft space. Outside, a substantial driveway provides ample off-road parking, while the attractive rear garden enjoys a private aspect and offers the perfect setting for relaxing and entertaining. Close to the renowned Carlton Marshes Nature Reserve, this is a home perfectly suited to those seeking convenience, comfort and an enviable lifestyle location.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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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.

The village enjoys close proximity to Oulton Broad, one of the most desirable areas in East Suffolk and the gateway to the Norfolk Broads. 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 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 Oulton Broad and Lowestoft stations, offering connections across East Anglia.



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Lowestoft Road

Occupying a sought-after position in Carlton Colville and within easy walking distance of local shops, amenities and schools, this two-bedroom semi-detached bungalow offers stylish, well-planned accommodation. With Carlton Marshes Nature Reserve close by, residents can enjoy miles of scenic walks, open skies and an abundance of wildlife, while remaining conveniently connected to everyday amenities.

The welcoming entrance hall provides access to the principal accommodation and sets the tone for the rest of the home, where neutral décor and a high standard of presentation are evident throughout.

At the heart of the property is a spacious L-shaped living and dining room, creating an impressive living and entertaining space with clearly defined areas for relaxing and dining. Natural light fills the room, while patio doors open directly onto the rear garden, providing an effortless connection between inside and out during the warmer months.

The modern fitted kitchen has been designed with both practicality and style in mind, featuring an attractive range of high-gloss cabinetry, solid work surfaces, a ceramic Butler-style sink, tiled splashbacks and space for a dishwasher, oven and fridge freezer. The adjoining utility room is a particularly useful addition, offering further storage, work surface space and plumbing for laundry appliances, helping to keep the main living areas uncluttered and organised.



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Both bedrooms are generously proportioned doubles, providing comfortable and versatile spaces for family members or visiting guests. They are served by a particularly spacious family bathroom, fitted with a contemporary white suite comprising a panelled bath, separate walk-in shower, wash basin and WC, complemented by useful built-in storage.

A staircase rises from the entrance hall to the substantial loft space, which offers excellent flexibility to suit individual requirements. This adaptable room could serve as storage, a hobbies room, games room or a work-from-home environment, depending on lifestyle needs.

Outside, the property continues to impress. To the front, a large driveway provides ample off-road parking for multiple vehicles, a feature that is increasingly difficult to find in such a convenient location.

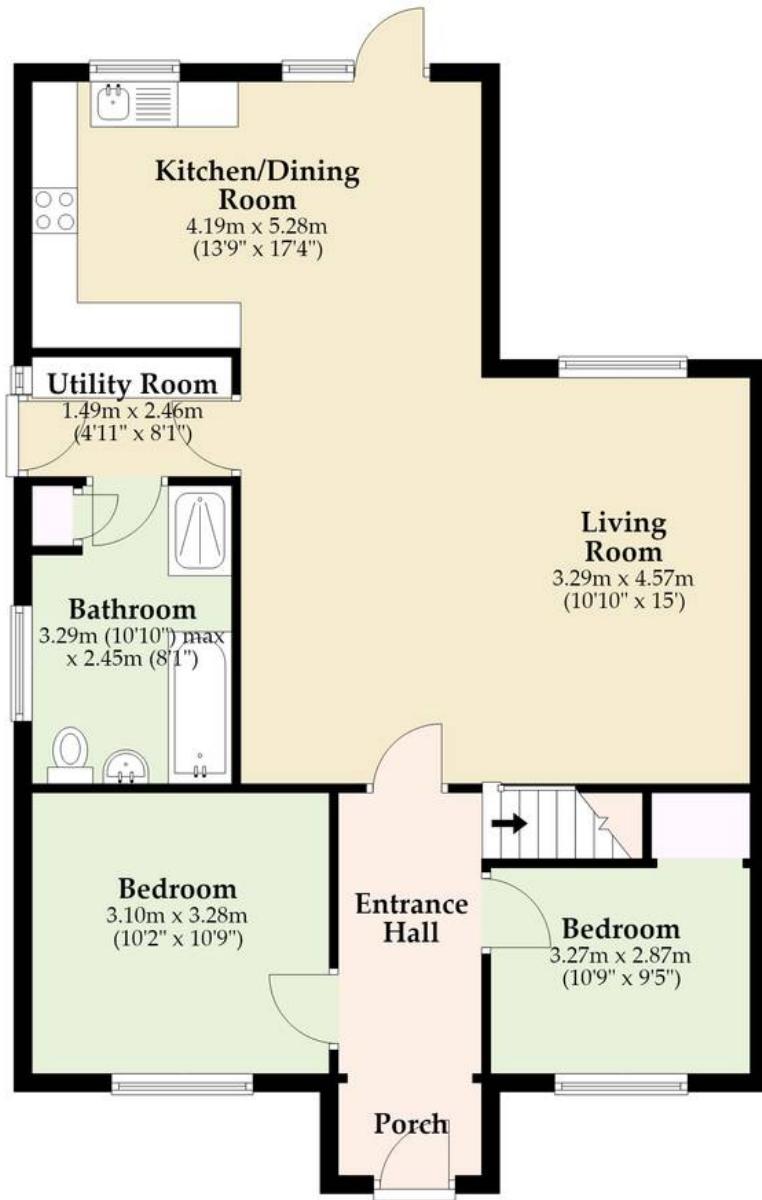
The rear garden has been lovingly maintained and enjoys a private outlook, creating an attractive setting for outdoor dining, gardening or simply enjoying the sunshine. Predominantly laid to lawn, the garden also features a paved seating terrace, established planting and shrub borders, a timber storage shed and secure gated side access. Its south-easterly aspect allows for plenty of natural light throughout the day, making it an enjoyable extension of the living accommodation.



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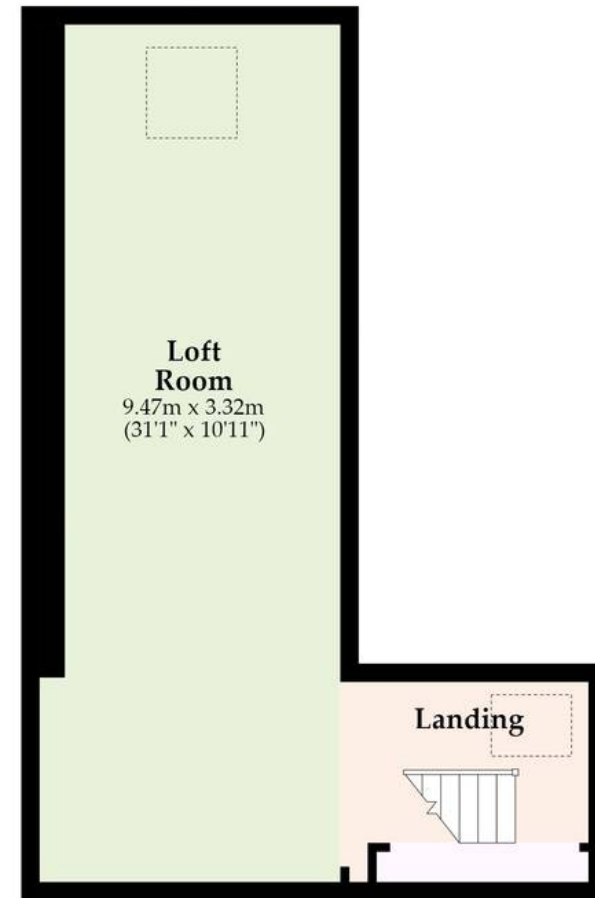
Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



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Total area: approx. 98.4 sq. metres (1059.6 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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