



40 Grove Road, Carlton Colville

Minors & Brady



40 Grove Road

Carlton Colville, Lowestoft

Set behind gated access on a substantial plot in one of Carlton Colville's most desirable residential settings, this impressive detached bungalow offers a rare opportunity to enjoy generous single-storey living with exceptional potential for the future. Extending to over 2,000 sqft, the property presents a versatile layout that can be tailored to suit a variety of lifestyles, from growing families to those seeking spacious, well-connected accommodation. Surrounded by mature gardens and enjoying a wonderful sense of privacy, the home pairs characterful features with exciting opportunities for modernisation and extension, creating a property ready to be enjoyed today while offering scope to add further value in the years ahead.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Unvented heating system.



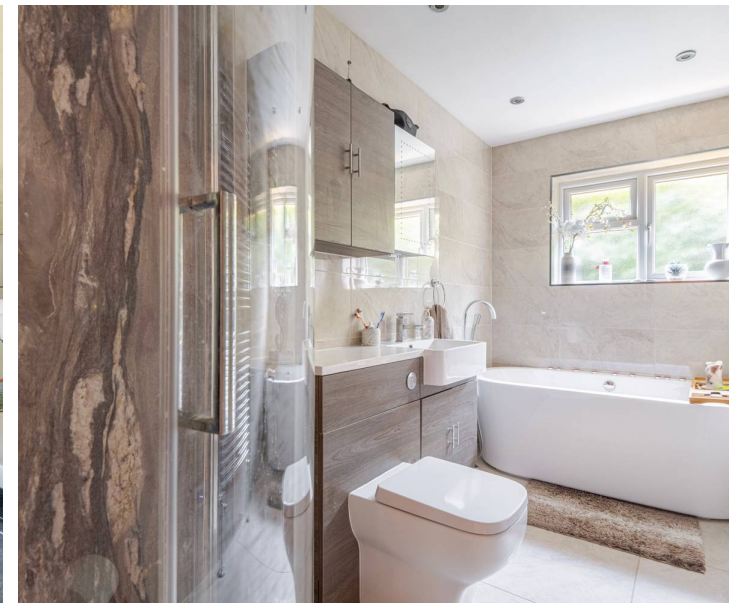
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- Detached bungalow proudly positioned on a substantial, secluded plot within the sought-after area of Carlton Colville
- Exceptional family home showcasing over 2,000sqft of spacious and flexible accommodation that can easily adapt to your own preferences
- Potential to renovate or extend the accommodation, subject to planning permission
- Set back from the road, with gated access to a shingle driveway that provides ample off-road parking, with a double garage for storage use
- Kitchen/breakfast room fitted with cabinetry, an integrated oven, a hob and under-counter areas for your appliances, with the opportunity to modernise
- Dining room with sliding doors that open out to the patio and a large sitting room with a focal point of a traditional fireplace, both inviting relaxation and entertaining
- Three generous-size double bedrooms that offer comfort and privacy, one of which is a principal bedroom with sliding doors and a private en-suite shower room
- Family bathroom comprising of a stylish four-piece suite, including a freestanding bathtub, a shower cubicle, a toilet and a hand wash basin
- Large courtyard that is predominantly paved, perfect for outdoor seating arrangements, with a brick-built pizza oven that is suitable for al-fresco dining, summer bbqs or hosting occasions
- Expansive lawn that is boarded by established hedging and trees for privacy, that wraps around the side of the residence, with multiple storage sheds



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The Location

Grove 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 spaces.

The village enjoys close proximity to the beautiful Suffolk countryside and the southern gateway to the Norfolk Broads, providing excellent opportunities for walking, cycling, boating, and other outdoor pursuits. Nearby Oulton Broad offers attractive waterside scenery, leisure facilities, and a variety of pubs and restaurants overlooking the water.

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



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The Evergreens, Grove Road

Positioned on a substantial and secluded plot within the highly sought-after area of Carlton Colville, this detached bungalow presents a rare opportunity to acquire a home offering exceptional space, versatility and future potential. Set well back from the road behind gated access, the property enjoys an excellent degree of privacy, with over 2,000 sqft of accommodation that can easily adapt to a range of lifestyles and requirements. For those looking to personalise their next move, there is exciting scope to renovate, reconfigure or extend the property, subject to the necessary planning permissions.

A sweeping shingle driveway provides extensive off-road parking and leads to a double garage, ideal for storage and practical day-to-day use. The attractive exterior features traditional brickwork complemented by flint detailing, creating a characterful first impression. A pitched porch welcomes you inside, where a bright and airy entrance hall sets the tone for the generous accommodation beyond.

At the heart of the home, the kitchen/breakfast room is fitted with a range of cabinetry, an integrated oven and hob, together with under-counter space for appliances. The proportions of the room provide plenty of potential for future enhancement, offering buyers the opportunity to create a contemporary kitchen tailored to their own tastes and lifestyle. A separate utility room adds further practicality, providing additional storage, space for laundry appliances and direct access into the double garage.



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The reception rooms are particularly well suited to family life and entertaining. The dining room enjoys a pleasant connection to the outdoor space, with sliding doors opening directly onto the patio, making it ideal for both everyday dining and larger gatherings. The spacious sitting room is centred around a traditional fireplace, creating a welcoming focal point, while a bay window fills the room with natural light and frames views of the gardens beyond.

Three generously sized double bedrooms provide comfortable and flexible accommodation. The principal bedroom benefits from sliding doors opening to the outside, creating an attractive outlook over the grounds, and is further served by a private en-suite shower room featuring a walk-in shower, WC, hand wash basin with vanity storage and a heated towel rail. The remaining bedrooms are served by a family bathroom fitted with a stylish four-piece suite, comprising a freestanding bath, separate shower cubicle, WC, hand wash basin and heated towel rail.



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The grounds are a particular feature of the property and offer an exceptional setting for outdoor living. A large courtyard, predominantly laid to paving, provides ample space for seating and entertaining, with a charming brick-built pizza oven creating a natural focal point for al fresco dining, summer barbecues and social occasions. Beyond, the expansive lawn extends around the side of the residence and is bordered by established hedging and mature trees, creating a wonderful sense of seclusion throughout the garden. A number of storage sheds provide further practical space for gardening equipment, hobbies and outdoor storage.

Offering generous accommodation, mature grounds and exciting opportunities for enhancement, this impressive bungalow is perfectly placed for buyers seeking a home they can enjoy immediately while also having the freedom to shape it around their future aspirations. Rarely do properties of this scale, setting and potential become available within one of Carlton Colville's most desirable residential locations.



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Ground Floor

Approx. 188.1 sq. metres (2025.0 sq. feet)



Total area: approx. 188.1 sq. metres (2025.0 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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