



2 Wensleydale, Carlton Colville

Minors & Brady



2 Wensleydale

Carlton Colville

Set within a desirable cul-de-sac and occupying a generous plot, this beautifully presented detached family home is a property that immediately feels welcoming from the moment you arrive. Having been thoughtfully updated throughout, including a stylish modern kitchen and new flooring across the ground floor and staircase, the home offers spacious and versatile accommodation perfectly suited to contemporary family life. With four well-proportioned bedrooms, a potential home office, ample off-road parking, a well-maintained garden and the added advantage of no onward chain, this is an excellent opportunity to secure a move-in-ready home in a popular and convenient Carlton location.

Agents Notes

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity, gas and drainage.





2 Wensleydale

Carlton Colville

Wensleydale 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.

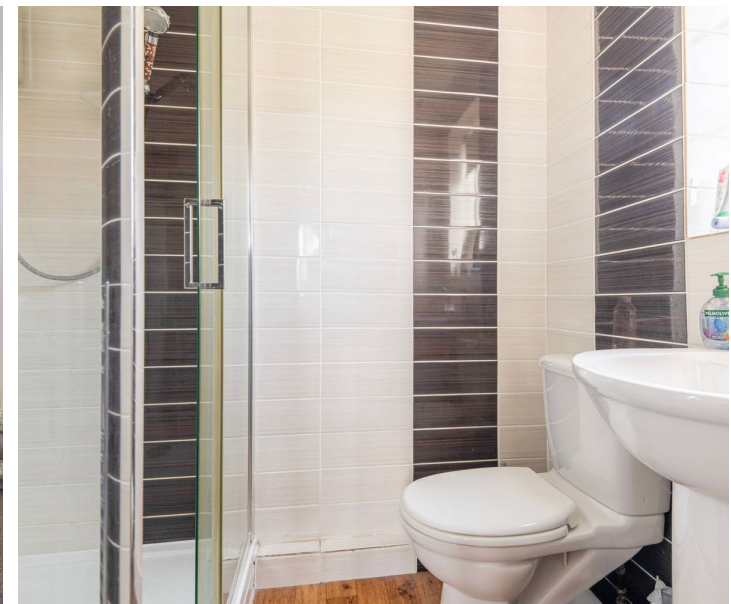
Residents benefit from a variety of shops, supermarkets, cafés, schools, and healthcare facilities, all readily accessible within the local area. Carlton Colville is particularly popular with families, thanks to its selection of well-regarded schools, recreational facilities, and nearby open green spaces.

The area enjoys close proximity to Oulton Broad, one of East Suffolk's most desirable destinations and the gateway to the Norfolk Broads. Here, residents can enjoy attractive waterside walks, boating activities, leisure facilities, and a range of popular pubs, cafés, and restaurants overlooking the water. Carlton Marshes Nature Reserve is also nearby, offering extensive walking routes, diverse wildlife habitats, and beautiful open landscapes.

Lowestoft's award-winning sandy beaches, vibrant town centre, and historic seafront are within easy reach, providing an extensive range of shopping, leisure, and entertainment amenities. The surrounding countryside further enhances the appeal of the location, offering excellent opportunities for walking, cycling, and outdoor recreation.

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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2 Wensleydale

Carlton Colville

Occupying a desirable position within a quiet cul-de-sac in the popular Carlton Colville area, this detached family home offers generous accommodation, a substantial plot and beautifully maintained surroundings, all available with no onward chain.

A welcoming entrance hall sets the tone for the accommodation, providing access to the principal ground floor rooms and showcasing the property's well-presented interior. To the front of the home, the spacious sitting room is flooded with natural light from a bay window, creating a warm and comfortable setting for both everyday living and entertaining.

The separate dining room offers an excellent space for family meals and social occasions, with French doors opening directly onto the rear garden and patio, allowing indoor and outdoor living to flow seamlessly during the warmer months.

Forming the heart of the home is the contemporary fitted kitchen, recently updated to provide a stylish and practical space. Fitted with an extensive range of modern cabinetry and generous work surfaces, the kitchen has been thoughtfully designed for busy family life. Natural light enhances the room, while direct access to the garden adds further convenience.



M&B

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A separate utility room provides valuable additional storage and laundry facilities, while also offering flexibility as a home office, playroom or occasional fifth bedroom if required. Completing the ground floor is a convenient cloakroom.

To the first floor, a central landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys the benefit of its own en-suite shower room, creating a comfortable and private space for homeowners. The remaining bedrooms are all generously sized and offer flexibility for family members, guests or those working from home.

The family bathroom is fitted with a modern suite incorporating a bath with shower facilities, vanity storage and contemporary finishes, serving the additional bedrooms with ease.

Outside, the property continues to impress. The frontage provides extensive off-road parking for multiple vehicles, complemented by lawned areas and side access to the rear garden. The garden itself occupies a generous plot and has been exceptionally well maintained. A sizeable patio area provides the perfect setting for outdoor dining and entertaining, while the raised lawn offers plenty of space for children to play. A timber pagoda creates an attractive focal point and an ideal spot for summer barbecues or outdoor gatherings, with an ornamental pond adding further character to the space.



M&B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

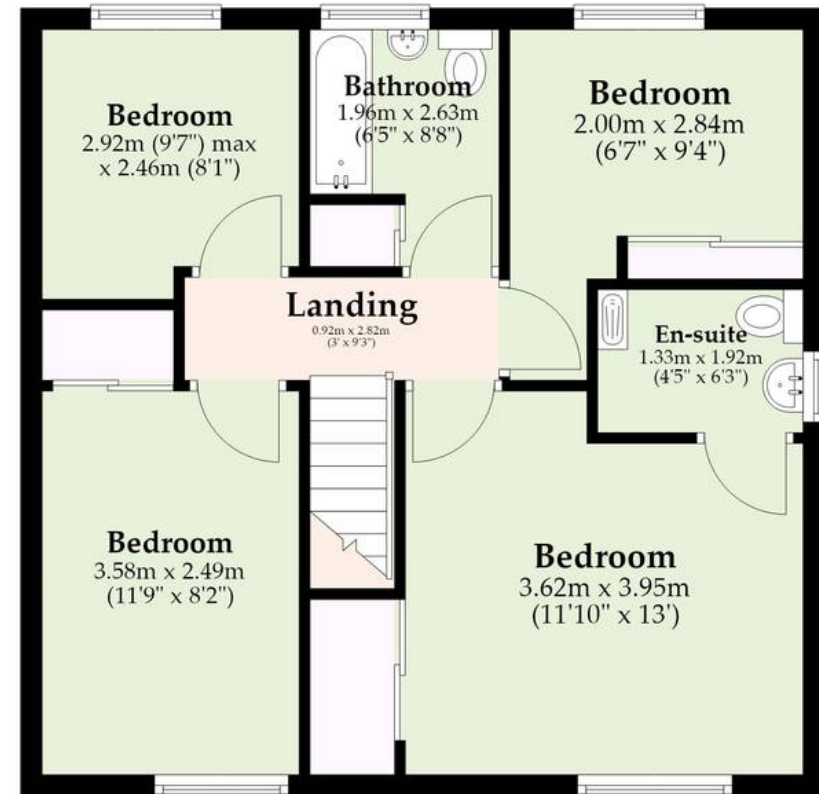
Ground Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 104.6 sq. metres (1126.0 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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