

1 Clarkes Lane, Lowestoft

Minors & Brady

1 Clarkes Lane

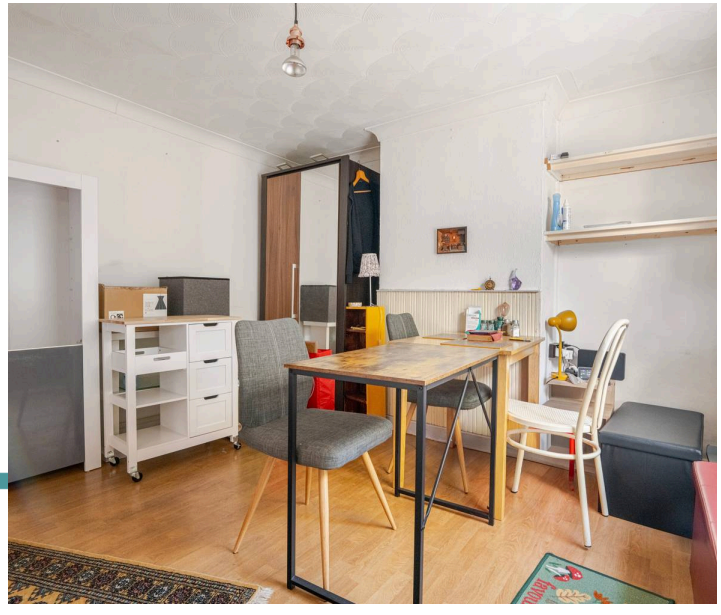
Lowestoft

Enjoying a desirable position within a quiet cul-de-sac in popular Carlton Colville, opposite a local park, this end-of-terrace home offers comfortable and versatile accommodation ideal for first-time buyers, investors or those looking to downsize. With two reception rooms, a bright sun room overlooking the garden, two generous double bedrooms and a flexible garage/outbuilding, the property has been thoughtfully arranged for modern living. Complemented by a well-maintained rear garden and a brick-weave driveway providing off-road parking for three vehicles, this is a practical and appealing home in a convenient residential setting.

- Offered chain free
- Suitable choice for first-time buyers or investors!
- End-of-terrace residence located down a quiet cul-de-sac in Carlton Colville, opposite the local park
- Two reception rooms for seating and dining arrangements, inviting relaxation and entertaining
- Kitchen fitted with units, an integrated oven, gas hob and areas for your appliances, alongside a flexible lean-to that can be utilised as a utility room
- Sun room that extends the reception space and offers views of the rear garden
- Two double bedrooms and a family bathroom comprising of a four-piece suite
- Flexible garage/outbuilding that can be used for storage, as a home office or for hobbies
- A well-maintained garden featuring a patio for outdoor furniture, a lawn and a timber storage shed
- A brick-weave driveway provides off-road parking for three vehicles

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Lowestoft

The Location

Clarkes Lane enjoys a convenient position within Carlton Colville, a well-established suburb on the southern edge of Lowestoft, offering a balance between day-to-day practicality and access to some of Suffolk's most appealing coastal and countryside surroundings. The area is particularly well suited to families, professionals and retirees seeking a location that combines local amenities with opportunities to enjoy the wider region. Residential streets are interwoven with green spaces, while the nearby Norfolk and Suffolk Broads contribute to the area's relaxed character and connection to nature.

Carlton Colville and neighbouring Oulton Broad provide supermarkets, convenience stores, independent businesses, cafés, restaurants and everyday services, while larger retail facilities can be found at North Quay Retail Park and throughout Lowestoft town centre. Healthcare provision is readily available through local GP practices, dental surgeries and pharmacies, whilst fitness centres, leisure facilities and community groups help support an active lifestyle. The nearby Pleasurewood Hills area, leisure centres and waterside venues around Oulton Broad further enhance recreational opportunities throughout the year.

The area is particularly attractive for families thanks to a selection of well-regarded schooling options within the vicinity. Carlton Colville Primary School serves younger pupils locally, while several secondary schools and further education facilities are accessible across Lowestoft. East Coast College also provides vocational and higher education opportunities, making the area suitable for families with children of all ages as well as those pursuing further study and professional development.

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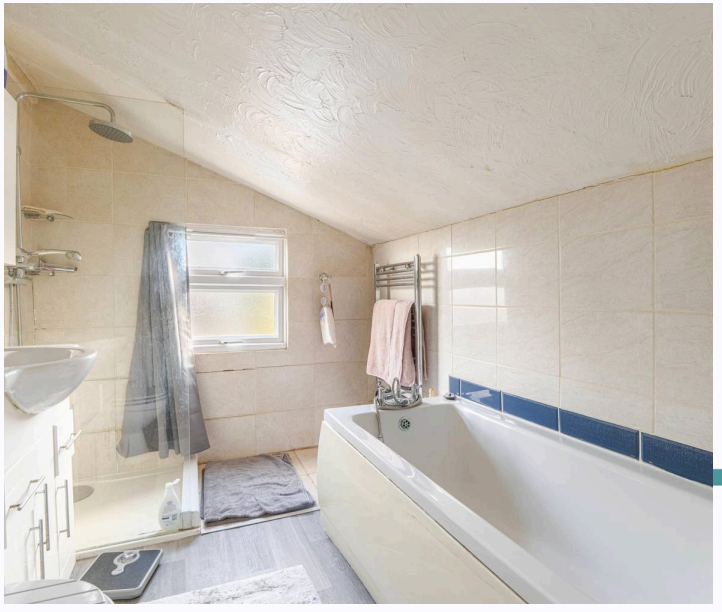












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Clarkes Lane offers straightforward access to the A146, providing direct routes towards Norwich, while the A12 links residents with destinations throughout Suffolk and Essex. Regular bus services operate locally, and nearby Oulton Broad North and Oulton Broad South railway stations provide rail connections to Norwich, Lowestoft and the wider rail network. This level of accessibility makes the area practical for commuters whilst retaining a more relaxed pace of life than many larger urban centres.

One of the location's greatest strengths is its proximity to open countryside, waterways and the coast. Oulton Broad, one of the gateways to the Norfolk and Suffolk Broads National Park, offers sailing, boating and scenic waterside walks, while the beaches of Lowestoft are only a short journey away. Nearby destinations such as Somerleyton Hall, Nicholas Everitt Park and the villages bordering the Broads provide further opportunities for leisure and exploration.

Clarkes Lane, Carlton Colville

The property is approached via a brick-weave driveway providing ample parking, leading to the entrance hall which gives access to the ground-floor accommodation. The sitting room is a welcoming space, flooded with natural light and ideal for everyday relaxation, while a separate dining room provides the perfect setting for family meals and entertaining guests.

The kitchen is fitted with a range of units, an integrated oven and gas hob, along with designated space for additional appliances. Adjoining the kitchen is a practical lean-to that offers flexibility as a utility area or additional storage space. A convenient ground floor WC further enhances the practicality of the home.

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Extending the living accommodation, the sun room overlooks the rear garden and provides a bright additional reception space that can be enjoyed throughout the year.

On the first-floor, the landing leads to two generous double bedrooms, both offering comfortable accommodation with space for furnishings and storage. The family bathroom is fitted with a four-piece suite, including both a bath and separate shower, catering to the demands of modern living.

Outside, the rear garden has been well maintained and features a patio area suited to outdoor seating and dining, alongside a lawn and a timber storage shed. The flexible garage/outbuilding offers a variety of potential uses, whether as secure storage, a home office, workshop or hobby space.

At the side of the property is a brick-weave driveway providing off-road parking for three vehicles.

Agents Note

This property will be sold freehold.

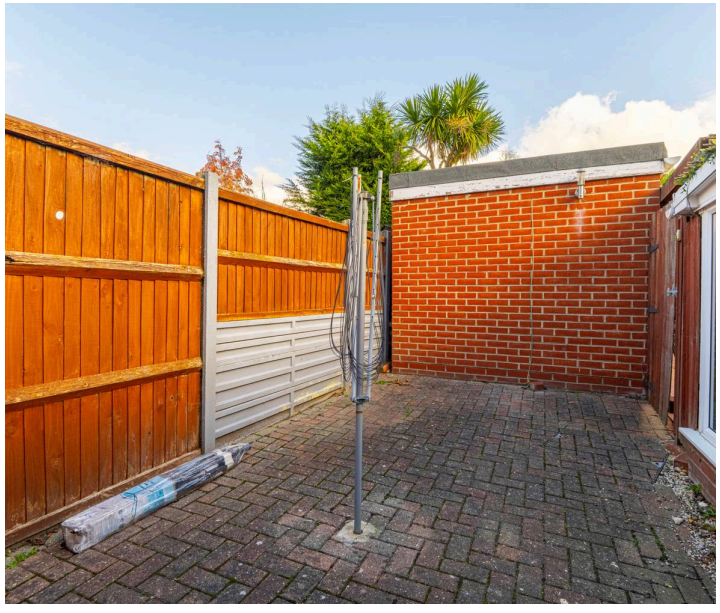
Connected to mains water, electricity and drainage.

Gas central heating system.

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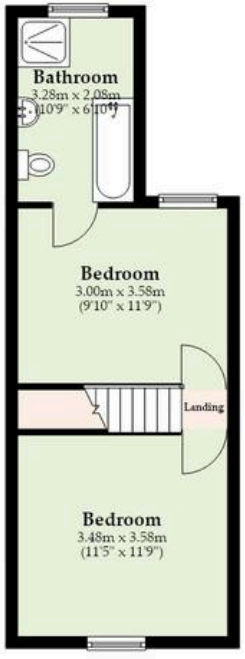
Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



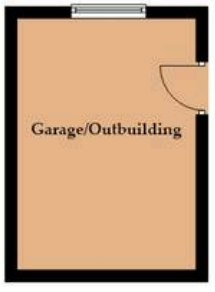
First Floor

Approx. 33.3 sq. metres (358.9 sq. feet)



Garage/Outbuilding

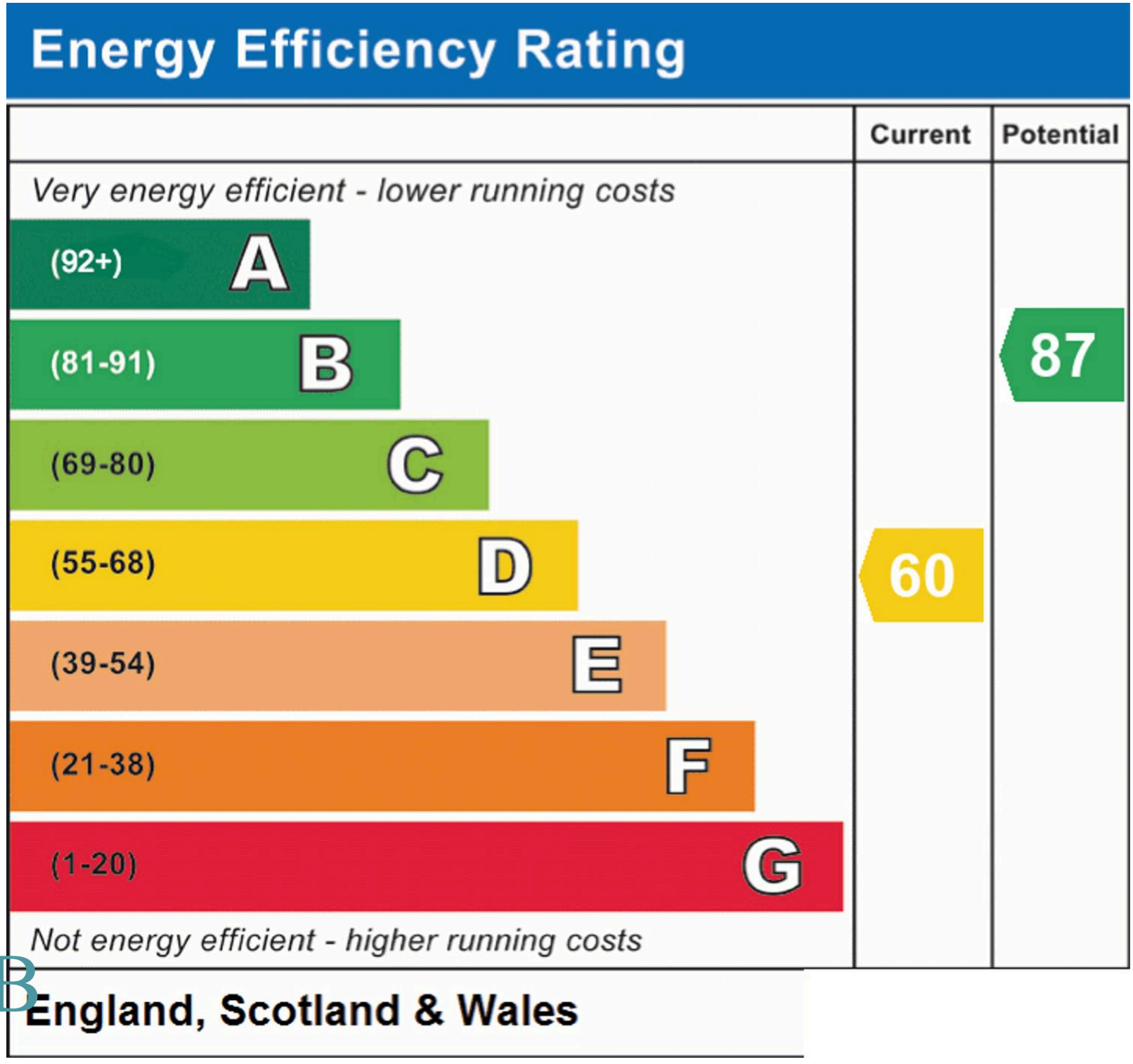
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage/Outbuilding)



Total area: approx. 78.6 sq. metres (846.4 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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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
87
England, Scotland & Wales

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Your home, our market

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