

10 Ranville, Carlton Colville

Minors & Brady

10 Ranville

Carlton Colville, Lowestoft

Occupying a prime position within an exclusive cul-de-sac in the sought-after Ranville area, this substantial four double bedroom detached family home offers an impressive amount of versatile living accommodation, extensive off-road parking and a generous rear garden. Featuring multiple reception rooms, a spacious bay-fronted sitting room, a sun room overlooking the garden, a converted garage providing valuable additional living space and an en-suite principal bedroom, the property is perfectly suited to modern family living. With its large brick-weave driveway, flexible layout and huge scope for future enhancement, this is a rare opportunity to acquire a sizeable family home in one of the area's most desirable residential locations.

The Location

Ranville in Carlton Colville offers a well-balanced setting that appeals to a broad range of buyers, from families seeking access to schools and open green spaces, to professionals looking for convenience and connectivity, and retirees wishing to enjoy a quieter pace of life while remaining close to everyday amenities. Positioned on the southern edge of Lowestoft, Carlton Colville has evolved into one of the area's established residential communities, combining the practicality of modern facilities with easy access to the Norfolk and Suffolk countryside.

Day-to-day necessities are well catered for, with a variety of supermarkets, convenience stores, healthcare services and local businesses available within Carlton Colville and neighbouring Oulton Broad. Larger retail provision can be found at North Quay Retail Park and Tower Retail Park, offering a range of national retailers, home stores and leisure facilities. The area also supports an array of independent cafés, takeaways, restaurants and public houses, while leisure and fitness opportunities are available through local gyms, sports clubs and community facilities.

M&B









10 Ranville

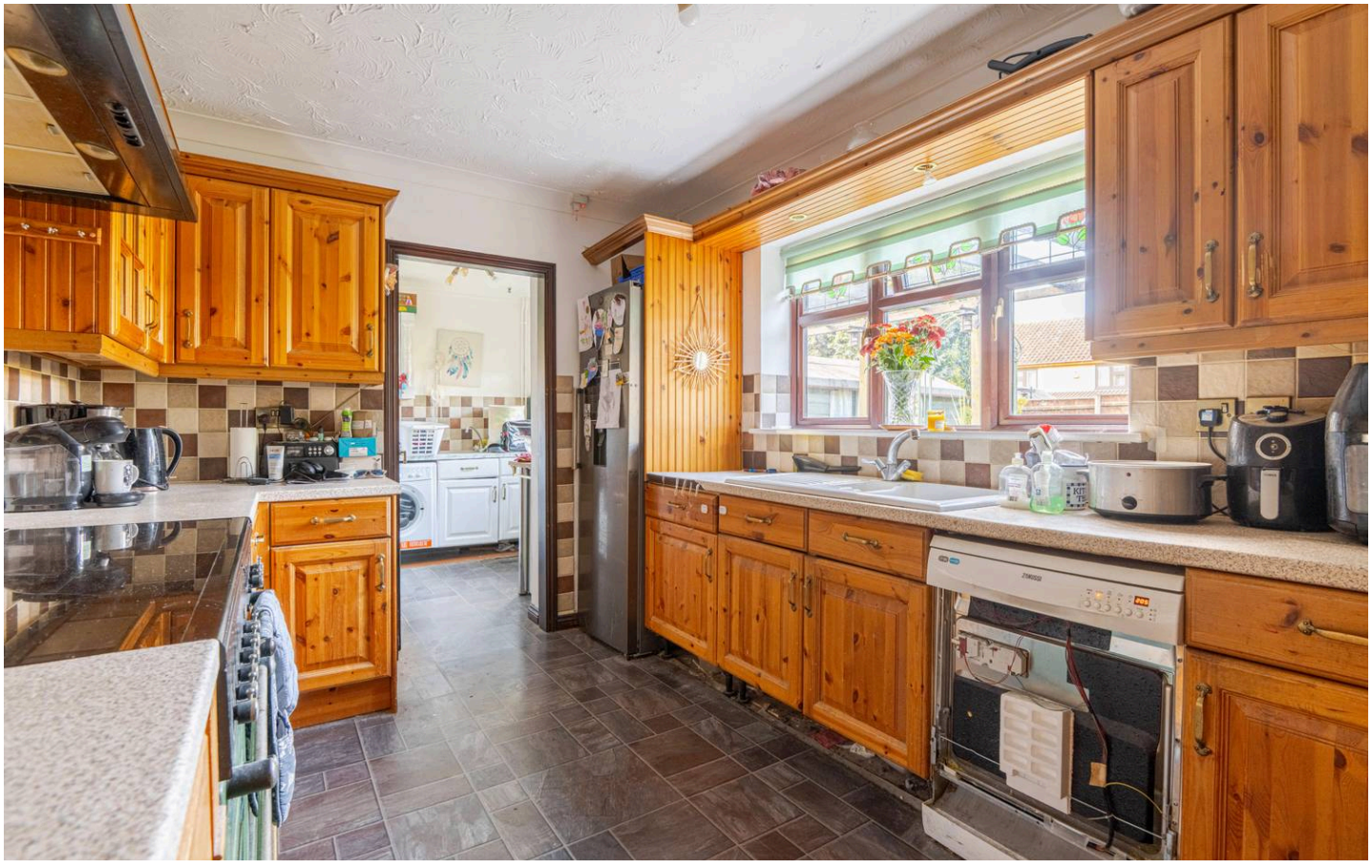
Carlton Colville, Lowestoft

Families are particularly well served by the area's educational provision. Carlton Colville is home to several primary schools, while secondary education is available nearby, including East Point Academy and Benjamin Britten Academy in Lowestoft. East Coast College further enhances the educational offering, providing vocational and higher-level learning opportunities within easy reach. This combination of schooling options contributes to the area's popularity with those looking to settle for the long term.

The A146 links Carlton Colville with Norwich, approximately 25 miles to the west, while regular bus services connect surrounding villages and Lowestoft town centre. Rail services are available from Oulton Broad and Lowestoft stations, providing routes to Norwich and onward connections across the region. For commuting, business travel or leisure, Norwich International Airport can also be accessed within around an hour by road.

Beyond its practical advantages, Carlton Colville enjoys close proximity to some of the region's most valued natural attractions. Residents can explore miles of waterways and walking routes through Oulton Broad and the wider Broads National Park, while the beaches at Lowestoft, Pakefield and Kessingland are only a short drive away. Popular destinations including Somerleyton Hall, Nicholas Everitt Park and the Suffolk Heritage Coast provide additional opportunities for recreation throughout the year.

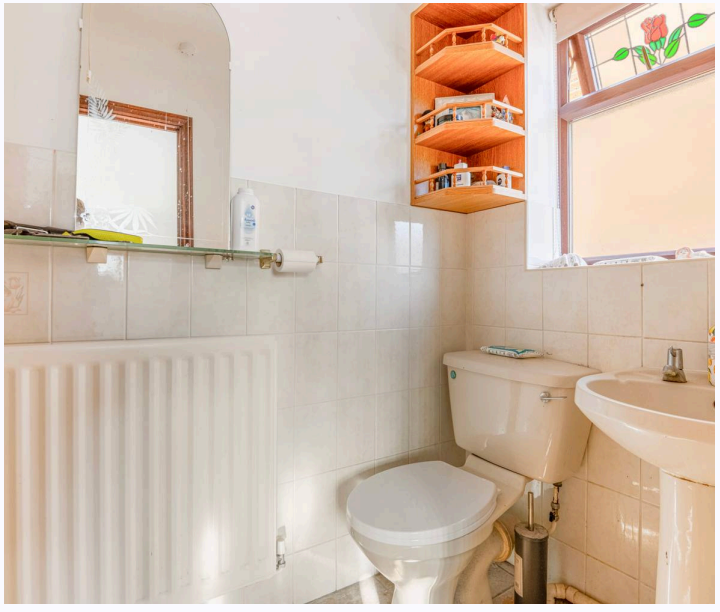
M&B

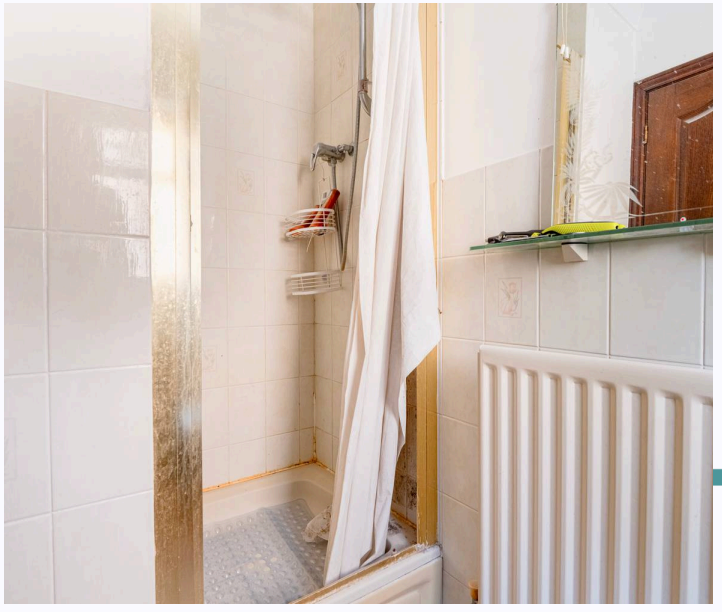












10 Ranville

Carlton Colville, Lowestoft

A useful entrance porch provides an inviting introduction to the property, offering practical space for coats and footwear before leading into the welcoming entrance hall. From here, the impressive scale of the accommodation becomes immediately apparent, with access to the principal reception rooms, kitchen and cloakroom, while a staircase rises to the first floor.

The sitting room is a particularly attractive reception space, featuring a bay-fronted window that floods the room with natural light and creates a bright, comfortable environment for everyday family life. Well-proportioned and inviting, this room serves as an excellent main living area and flows seamlessly into the dining room through double doors, allowing the space to be opened up for larger gatherings and entertaining.

The dining room enjoys a pleasant outlook towards the garden and provides ample space for formal dining. Sliding doors connect directly to the sun room, creating an effortless transition between the internal and external living areas. The sun room itself provides a versatile additional reception space, surrounded by glazing and ideal for enjoying views across the rear garden throughout the seasons.

Forming a practical hub of the home, the fitted kitchen is thoughtfully designed with a comprehensive range of wall and base units providing excellent storage and workspace. The layout is perfectly suited to busy family life, with ample room for food preparation and day-to-day cooking. Adjacent to the kitchen, the separate utility room adds further convenience, offering dedicated space for laundry appliances and additional storage while providing direct access to the garden.

M&B

10 Ranville

Carlton Colville, Lowestoft

A particular feature of the property is the additional reception room located to the side of the house. Generous in size and benefiting from windows to multiple aspects, this versatile space could serve as a family room, snug, children's playroom or even a formal lounge, depending on individual requirements. The flexibility on offer throughout the ground floor allows the home to adapt easily to changing family needs.

Further enhancing the accommodation is the converted garage, now utilised as a games room and home office. Accessed from the garden, this valuable additional space presents numerous possibilities, whether for those working remotely, pursuing hobbies, accommodating older children or creating a dedicated entertaining area. It significantly increases the versatility of the property and contributes to the home's substantial overall footprint.

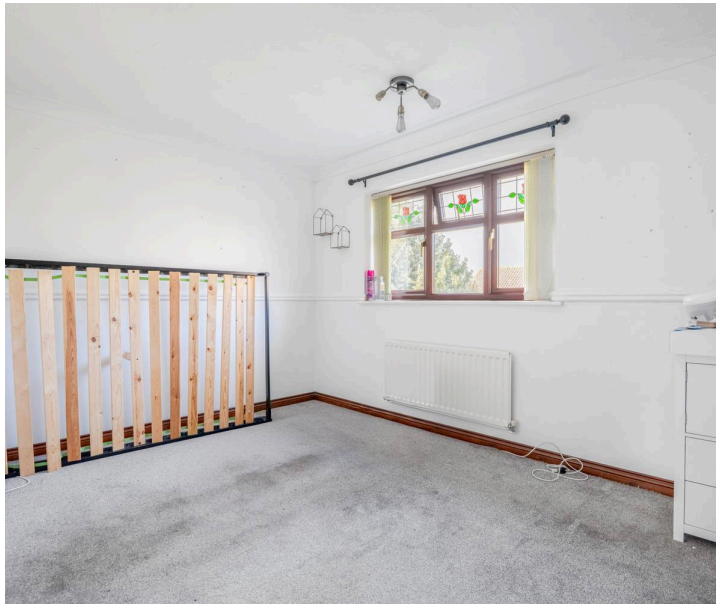
The first-floor landing continues the sense of space found throughout the property and leads to four genuine double bedrooms, making this an excellent choice for growing families.

The principal bedroom is a spacious and comfortable room, enhanced by built-in wardrobes and the benefit of a private en-suite shower room. The remaining three bedrooms are all well-proportioned doubles, providing flexible accommodation for family members, guests or home working requirements.

Serving the additional bedrooms is the family bathroom, fitted with a bath featuring a shower over, wash basin and WC. Practical and functional, it comfortably supports the needs of a busy household.













10 Ranville

Carlton Colville, Lowestoft

Externally, the property continues to impress. To the front, metal gates open onto a substantial brick-weave driveway providing extensive off-road parking for multiple vehicles. Attractive planting, mature shrubs and established boundaries create an appealing approach and enhance the property's strong street presence.

The rear garden offers an excellent amount of outdoor space for families and those who enjoy entertaining. Thoughtfully arranged with areas of lawn, decking and brick-weave patio, the garden provides plenty of options for outdoor seating, children's play equipment and social gatherings. Designated space for sheds or a summerhouse further enhances its practicality, while the terraced area leading to the games room adds another layer of versatility.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

M&B

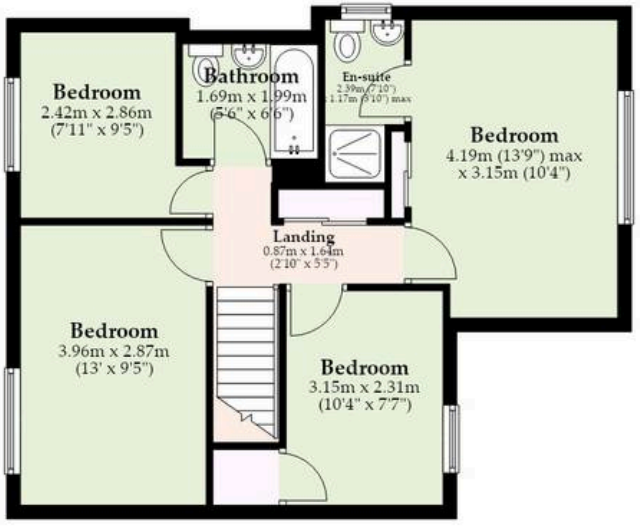
Ground Floor

Approx. 103.0 sq. metres (1108.6 sq. feet)
(excluding Terrace)



First Floor

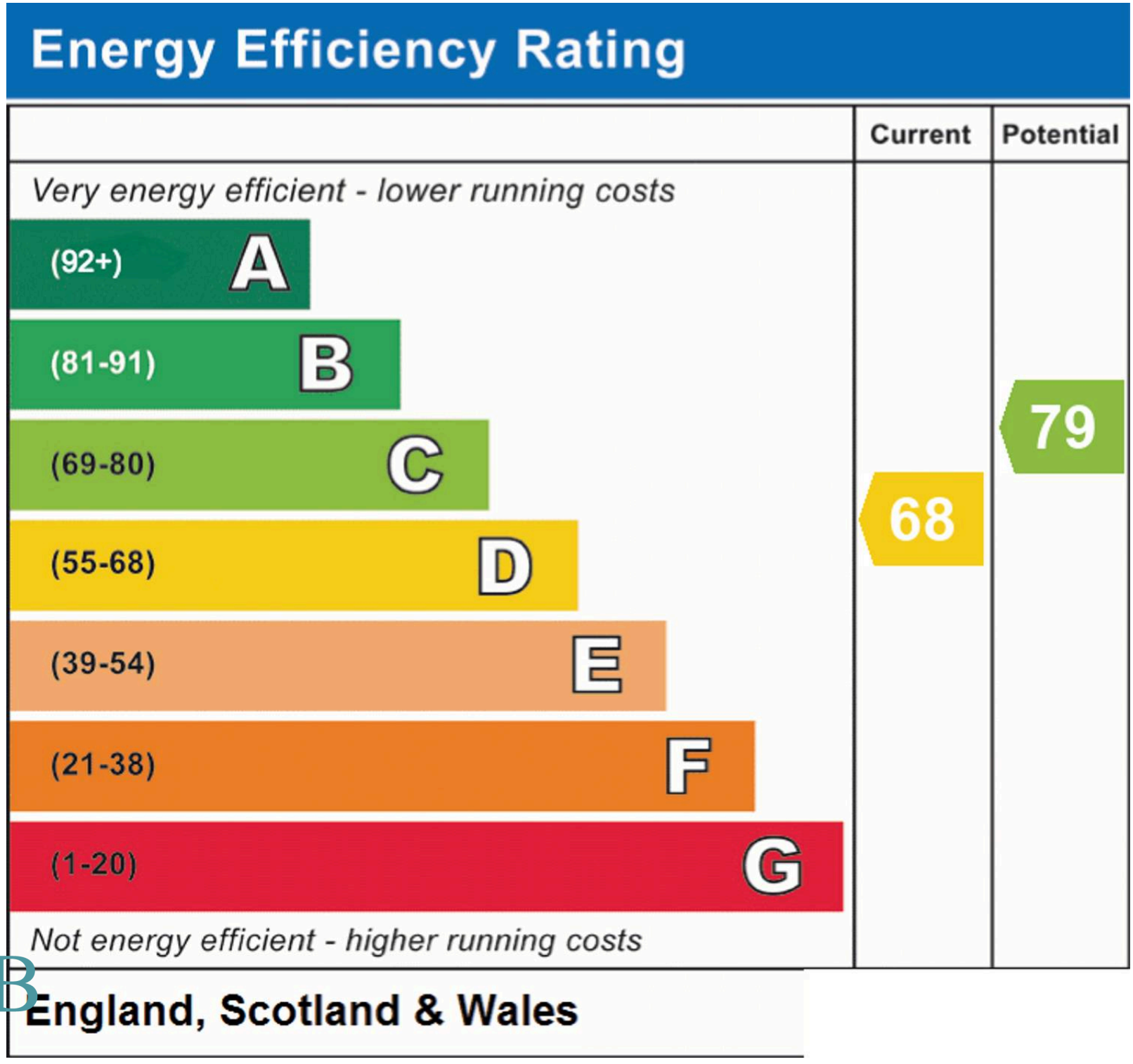
Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 156.2 sq. metres (1681.1 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.

M&B


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
68
79
England, Scotland & Wales

Dreaming of this home?
Let's make it a *reality.*



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



Meet *Louie*
Property Consultant

Minors & Brady

Your home, our market

oultonbroad@minorsandbrady.co.uk | 01502 447788 | 2a Ivy Lane, Oulton Broad, NR33 8QH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk