



34 Grove Road, Carlton Colville
£490,000

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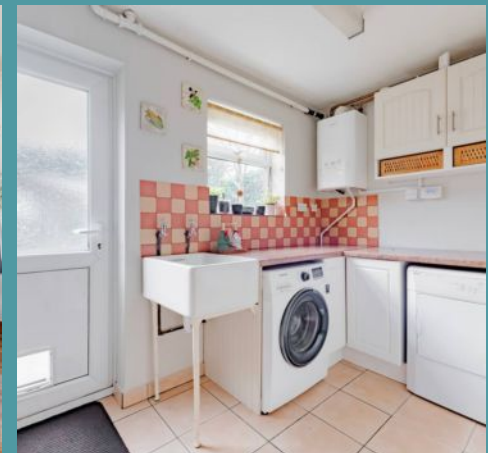
Carlton Colville, Lowestoft

Extended with care and attention to detail, this exquisite detached residence offers flexible and spacious accommodation that can adapt to suit your individual preferences and style. Forming a beautiful family home with high-quality fixtures and fittings, within its inviting reception rooms, four double bedrooms and multiple bathrooms. Sitting on a generous size plot, the grounds are well-kept with various seating areas and storage space, along with a driveway for off-road parking. Experience a comfortable and convenient family lifestyle, down a desirable road in the sought-after area of Carlton Colville.

Location

Carlton Colville is a delightful suburb nestled in the scenic county of Suffolk, England. Situated approximately three miles south-west of the coastal town of Lowestoft, this charming location offers a perfect blend of rural tranquillity and coastal beauty. In close proximity you can explore the beautiful wetlands and wildlife at Carlton Marshes or take a leisurely stroll and have a picnic in Nicholas Everitt Park.

Despite its peaceful surroundings, Carlton Colville remains well-connected to the wider region, with easy access to Lowestoft Town Centre via the A146. With convenient transportation options, the nearby Lowestoft Train Station offers services on the Wherry and East Suffolk Lines, connecting travellers to both Norwich and Ipswich.





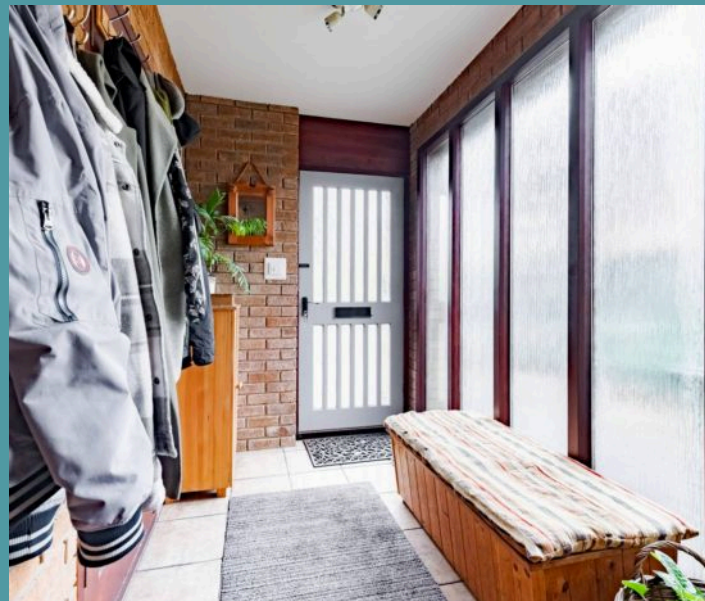
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Step inside, where you are welcomed by a charming porch/boot room, perfect for storing outdoor wear and other belongings. This space opens into the bright and airy entrance hall, complete with a convenient cloakroom and a functional utility room, providing practicality and ease for day-to-day living.

Capturing your attention is the heart of the home, which lies within the open-plan kitchen/breakfast room. It has been thoughtfully designed to accommodate everyday family living and effortless interaction when hosting occasions. Equipped with contemporary wall and base units, quality integrated appliances, a central island for additional worktop space and a breakfast bar unit to socialise whilst cooking. A seamless flow takes you into the inviting dining room, for intimate family meals or formal gatherings with loved ones.

A grand sitting room presents ample amount of space for your seating arrangements, for relaxation and entertaining. With the presence of large French doors that open onto the patio area, allowing natural light to flood the room whilst creating a connection between the indoor and outdoor living spaces. Completing the ground floor is a converted garage, that is now a versatile reception room, with the option to be a playroom, bedroom, office or snug, depending on your own requirements.



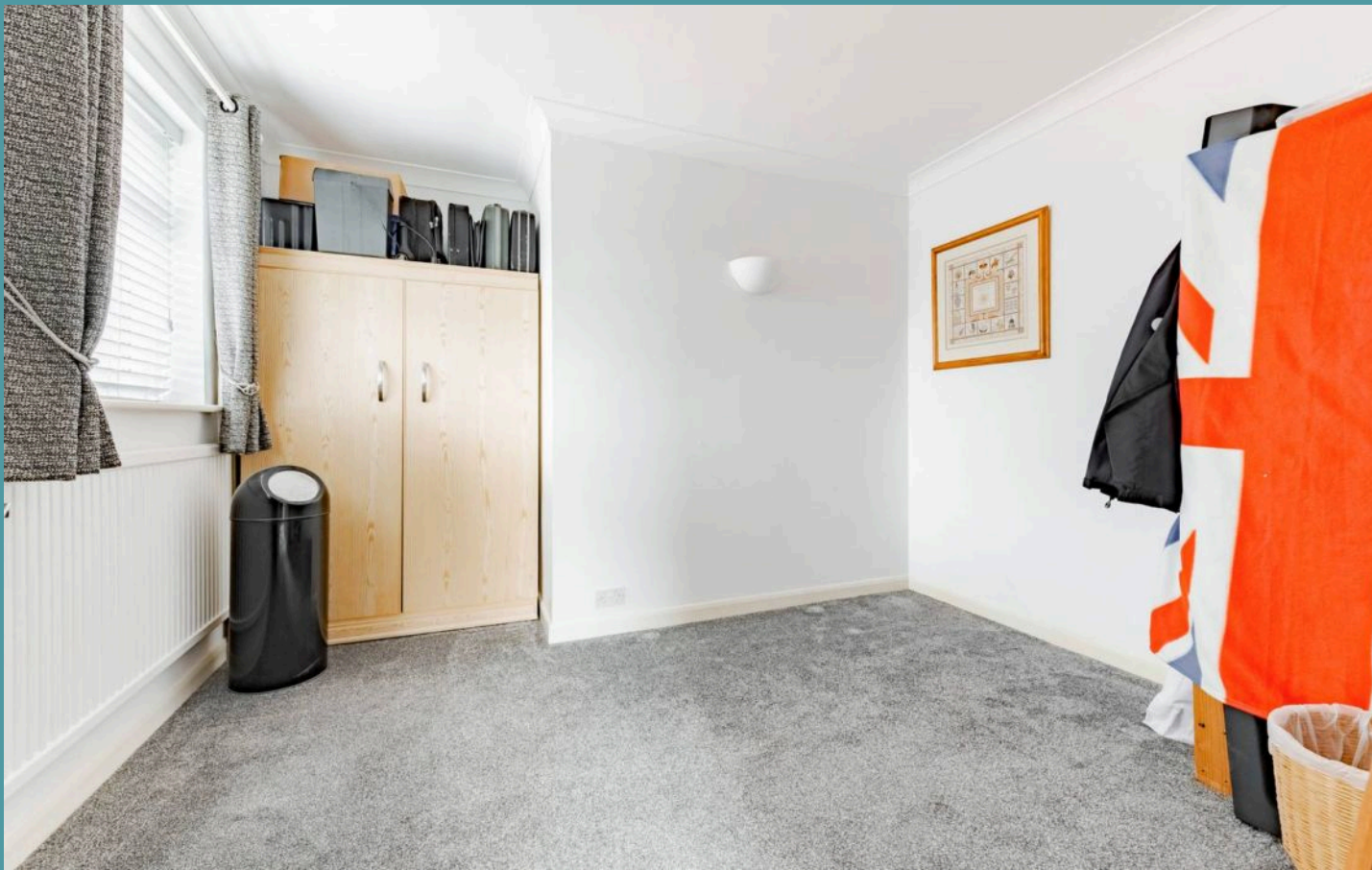
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Ascend the staircase to the first floor, where you will encounter four double bedrooms, offering flexibility for various family configurations or the option to create a home office or study. Completing the accommodation is a family bathroom and a shower room, finished to a high standard and providing convenience for daily routines.

Outside, you'll discover an expansive garden that offers endless possibilities for outdoor activities and enjoyment. The laid to lawn is well-maintained, bordered by a wide range of planted beds and shrubbery, as well as several seating areas for your outdoor furniture. Complete with several timber sheds are suitable for storing your garden equipment and tools. Whether you are a garden enthusiast, enjoy hosting summer bbqs or simply require the outdoor space for family enjoyment, this garden is perfect for all. A paved driveway provides ample off-road parking for multiple vehicles, alongside an additional storage shed.





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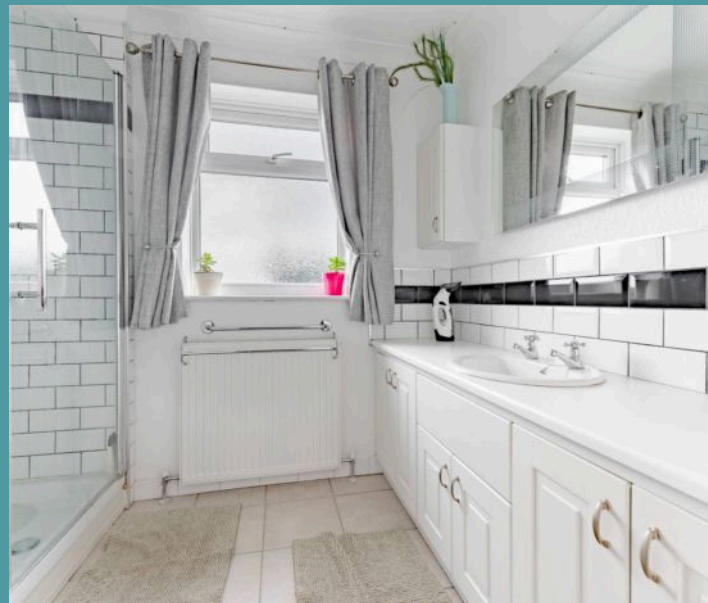
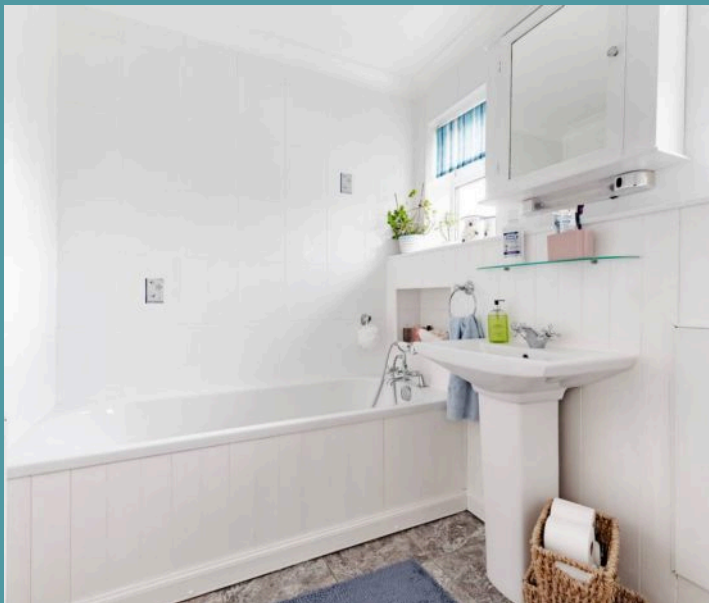
Agents Notes

We understand that this property is freehold.
Connected to mains electricity and gas.

Cesspit storage tank that is emptied regularly.

Heating system - Gas central heating.

Council Tax Band: E



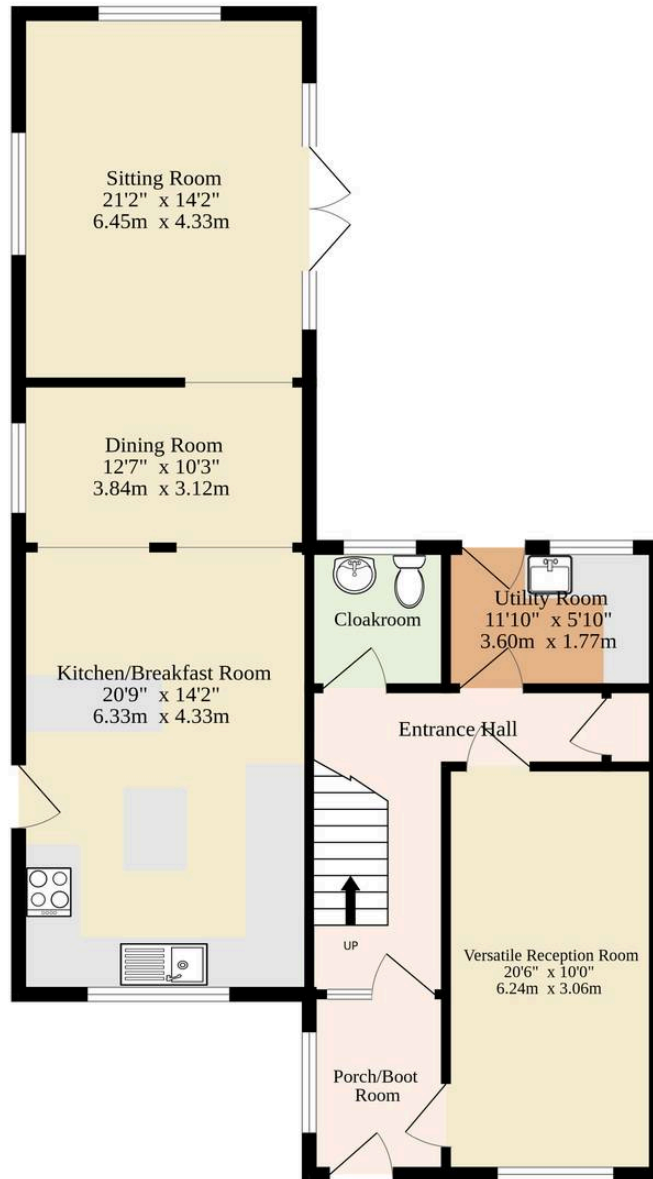


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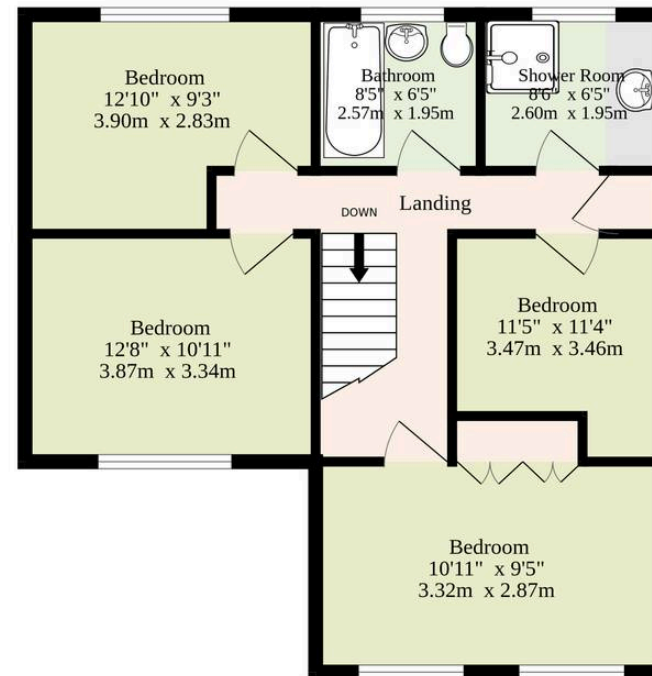
Carlton Colville, Lowestoft

- Down a desirable road in the sought-after area of Carlton Colville, lies this exquisite detached residence
- Extended to create a beautiful family home with flexible and spacious accommodation that can adapt to your own preferences and style
- Welcoming porch/boot room for your outdoor wear, leading into an entrance hall, completed with a convenient cloakroom and a utility room
- Open-plan kitchen/breakfast room equipped with high-quality fixtures and fittings to enhance your cooking and dining experience
- A seamless flow into an inviting dining room for intimate family meals and gatherings
- Grand sitting room for relaxation and entertaining, complemented by large French doors that open into the patio area
- Four double bedrooms, a family bathroom and a shower room
- Expansive garden that is well-maintained, perfect for garden enthusiasts or those who enjoy hosting during the summer months
- Paved driveway providing off-road parking for multiple vehicles
- Close to local shops, schools, healthcare facilities, transport and Carlton marshes

Ground Floor
1184 sq.ft. (110.0 sq.m.) approx.



1st Floor
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 sq.m.) approx.

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.
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